

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

18 Forest Lane, Worksop



- Superbly Refurbished 3 Bed Family Home**
- Excellent Standard and Specification Throughout**
- Excellent Plot With Generously Sized Rear Garden**

This is a well-proportioned 3 bedroom semidetached family home which stands in a very popular residential area offering excellent access to a range of local amenities including school, local shops and convenient access to the A57 and A1. The property has undergone a complete refurbishment program. Early viewing is highly recommended to appreciate the size and the quality of the accommodation. The improvements include a full electrical rewire, an excellent new fitted kitchen including appliances, new bathroom and new central heating system including boiler and radiators.

£185,000

18 Forest Lane, Worksop S80 2QH

In Brief

Entrance hall, with composite double glazed entrance door, stairs to the first floor. Central heating radiator, Ground floor WC

Lounge 15'3" X 11'4"
(4.64m X 3.45m)

With UPVC double glazed sliding patio doors to the rear garden. Central heating radiator.



Kitchen 15'5 X 11'0"
(4.69m X 3.45m)

Fitted with a quality and comprehensive range of units combining base, drawer and high level units with extensive fitted work surfaces. There are tiled splash backs, fitted appliances which include oven, hob and extractor fan. There is inset LED lighting and double glazed door.



Bed One 15'6 X 11'0"
(4.72m X 3.35m)

Central heating radiator.



Bed Two 12'2" X 7'10"
(3.70m X 2.38)

Central heating radiator.



Bed Three 11'10 X 7'0"
(3.60m X 2.13m)

Central heating radiator.



Family Bathroom

With a fitted suite to include WC, hand basin, panelled bath with glazed shower screen and fitted electric shower. Extensive tiled splashback splashbacks, stainless steel towel rail and inset ceiling light.



Outside

The property stands in a good sized plot with garden area to the front and side access gate providing access to a good sized rear garden.

18 Forest Lane WORKSOP S80 2QH		Energy rating C
Valid until 11 July 2034	Certificate number 0900-7927-0422-7399-3343	
Property type	Semi-detached house	
Total floor area	110 square metres	

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.