

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 273 Kilton Road, Worksop



- **Traditional Two Bedroom Semi Detached**
- **Good Sized Plot With Pleasant Rear Garden**
- **Popular Residential Location**

A traditional 2 bedroom semi-detached family home with attractive bay front window locked in this popular residential location. The property offers well-proportioned living accommodation, gas central heating and UPVC double glazing. The property was also reroofed in 2024. In summary the living space incorporates, lounge, separate dining room, rear kitchen with two first floor bedrooms and family bathroom. There is a low maintenance style garden to the front and a pleasant enclosed rear garden with outside WC and storage.

**Offers Over £120,000**

# 273 Kilton Road, Worksop S80 2EA

**Tenure- Free Hold**

**Living room 12'8" X 11'9"**  
**(3.87m X 3.59m)**

With an attractive UPVC double glazed bay window, UPVC double glazed entrance door, original coving to the ceiling. Feature fireplace with inset electric fire and central heating radiator.



**Dining Room 12'8" X 11'7"**  
**(3.87m X 3.54m)**

A well-proportioned dining room, with coving to the ceiling, central heating radiator and fitted timber surround.



**Kitchen 12'1" X 6'11"**  
**(3.83m X 2.12m)**

Fitted with a comprehensive range of wall and base units with complimentary work surfaces incorporating a stainless steel sink unit, provision for freestanding appliances including a tall fridge freezer, electric cooker and washing machine, partly tiled walls, with coving to the ceiling and a rear access door.



**First floor landing**

With coving to the ceiling, down lighting to the ceiling and door giving access to two double bedrooms and bathroom suite.

**Bedroom One 12'10" X 11'8"**  
**(3.92m X 3.55m)**

Central heating radiator, with coving to the ceiling





**Bedroom Two 11'8" X 9'8"**  
**(3.59m X 2.94m)**

A second double bedroom, with coving to the ceiling, central heating radiator, laminated wood flooring and large built in storage cupboard.



**Bathroom suite**

A spacious family bathroom with fitted three-piece suit in white comprising of a panelled bath with an overhead shower, pedestal hand wash basin, low flush WC. Partly tiled to the walls, tiled flooring, with coving to the ceiling, inset ceiling lighting, central heating radiator, and fitted storage cupboard which houses the gas combi oiler.



**Outside**

To the front of the property is a small low maintenance walled garden and gate access to the rear of the property. To the rear of the property is a beautiful maintained garden, paved patio seating area, mainly laid to the lawn with well stocked borders, outside WC and two brick built stores.



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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.

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