

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 69 Rotherham Baulk



- No Onward Chain
- Three Bedroom Mid Terrace
- Gas Central Heating
- Garage to The Rear

Offered to the market with no upward chain, is this three bedroom terraced property situated in this popular residential district. In brief the property comprises, entrance porch and hall, lounge, kitchen and a downstairs W.C. To the first floor are three good sized bedrooms and the family bathroom with a separate W.C.

**£125,000**

# 69 Rotherham Baulk, Carlton in Lindrick S81 9LE

In summary comprising -

## Entrance Porch

## Inner Hall

Stairs to the first floor and access into the kitchen and the lounge.

## Lounge

19'5" x 10'10" (5.92m x 3.3m)

Central heating radiator.



## Rear Hall

Rear double glazed door and access to the W.C. and kitchen.

## Downstairs W.C.

W.C. and a wall mounted wash hand basin.

## Kitchen

19'6" x 9'7" (5.94m x 2.92m)

There is a range of wall and base units. Roll edge work surfaces. Stainless steel sink and drainer unit. Space and plumbing for an automatic washing machine, space for a fridge freezer and cooker. Tiling to splash back level. Central heating radiator



## First Floor Landing

Loft access hatch.

## Bedroom One

10'10" x 10'10" (3.3m x 3.3m)

Central heating radiator.



### Bedroom Two

13'6" x 9'11" (4.11m x 3.02m)

Central heating radiator.



### Bedroom Three

8'7" x 8'0" (2.62m x 2.44m)

Central heating radiator.



### Bathroom

5'6" x 5'5" (1.68m x 1.65m)

Panelled bath. Wash hand basin and tiling to splash back level.



### External

To the front there is an enclosed lawned garden. To the rear, the garden is also mainly lawned and enclosed, garage to the rear



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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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