

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

28 Greenfinch Dale, Worksop



- **High Specification**
- **Superb Kitchen and Bathroom**
- **Sought After Location**
- **Early Viewing Fully Recommended**

This is a quite outstanding, two bedroom semi detached property located in a sought after pocket of Gateford, just off lady walk. The property has undergone a significant refurbishment over the past two years and offers a high specification home which may suit a wide array of potential buyers, including first time, investors or those may be looking to downsize without the need to renovate. The property benefits from an excellent specification, with the eye catching fitted kitchen and newly fitted bathroom taking centre stage.

The property includes gas central heating and UPVC double glazing with the accommodation in brief includes entrance hall, lounge, dining kitchen, two bedrooms and a bathroom. There are gardens to the front and rear, and a drive providing off road parking.

£160,000

28 Greenfinch Dale, Worksop S81 8UL

Hallway

Double glazed entrance door, central heating radiator, with stairs to the first floor.

Lounge 12'9" x 9'6" (3.88m x 2.89m)

With two windows to the front elevation and a central heating radiator.



Kitchen/Diner 12'9" x 8'5" (3.88m x 2.56m)

Recently refitted with a high specification range of fitted units in an impressive dark graphite matt finish with fitted complimentary work surfaces with inset composite sink unit with drainer and mixer tap. A range of fitted units base, drawer and high level units. The kitchen benefits from a range of fitted appliances which include a built in electric oven, ceramic hob and extractor fan, together with an integrated fridge freezer built in breakfast bar/dining table an under-stair cupboard provides a useful storage facility and there are double French style doors leading to the rear garden, central heating radiator.



Bedroom One 13' x 9'4" (3.96m x 2.84m)

With a central heating radiator, built in double wardrobe and storage drawers.



Bedroom Two 9'3" x 6'5" (2.81m x 1.95m)



Shower room

A complete new shower room, fully tiled and fitted to a high quality finish to include fitted WC and hand basin set in a vanity unit and a walk in shower enclosure with glazed screen and extensive tiled splash backs.



Outside

With a lawned frontage, drive providing vehicle hard standing and an enclosed rear garden with lawn.

28 Greenfinch Dale Gateford WORKSOP S81 8UL		Energy rating C
Valid until 2 August 2032	Certificate number 0290-2939-6080-2602-5691	
Property type	Semi-detached house	
Total floor area	54 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.