

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### Mill Cottage, 69 Shireoaks Road



- **Stone Built Two Bedroom Cottage**
- **Sought After Village Location**
- **In Need Of Complete Refurbishment**
- **Offering Superb Potential**

Most attractive, stone built, detached cottage situated on a very pleasant plot within this desirable village. The property is in need of repair and refurbishment but offers excellent potential.

**Cash Offers In Excess Of £200,000**

# Mill Cottage, 69 Shireoaks Road, Shireoaks S81 8LX

**In summary the property comprises-**

## **Entrance hall**

**Lounge 14'3" x 13'1"**  
**(4.34m x 3.98m)**

With feature beamed ceiling, brick fireplace, and electric night storage heater.



**Dining kitchen 17' Reducing to 13'1" x 13'0"**  
**(5.18m Reducing to 3.98m x 3.96m)**

With the beamed ceiling range of fitted units and fitted sink unit, electric night storage heater.

**Inner hall 9'10" x 9'5"**  
**(2.99m x 2.87m)**

With stairs to the first floor under stairs cupboard and picture window to the rear.



**Bathroom 9'10" x 6'10"**  
**(2.99m x 2.08m)**

With panelled bath, fitted hand basin.  
Separate WC.



## **On the first floor-**

### **Landing**

**Bedroom One 14'6" x 13'4"**  
**(4.42m x 4.06m)**

Fitted cupboard.





**Bedroom Two 14'2" x 13'4"**  
**(4.31m x 4.06m)**

Fitted cupboard.



**Outside**

The property has a driveway to the side leading to the garage, and pleasant lawn garden areas to both the side and 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.

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.