

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 47 Pelham Street



- **Well Proportioned Three Bedroom Semi Detached**
- **Gardens To The Front And Rear**
- **UPVC Double Glazing, Gas Central Heating**

A three-bedroom semi-detached family home offering scope for further cosmetic improvement. The property in summary comprising. Entrance hall, ground floor WC, kitchen and dining room. There are three first floor bedrooms and a family bathroom. There are gardens to the front and rear

**£130,000**

# 47 Pelham Street, Worksop S80 2TW

**In Brief The Accommodation Comprises-**

## **Entrance Hall**

Stairs rising to the first-floor accommodation.

Cloakroom/WC with low flush WC.

## **Lounge 13' 3" x 11' 10"** **(4.041m x 3.613m)**

Central heating radiator.



## **Dining Room 10' 6" x 10' 2"** **(3.199m x 3.108m)**

Central heating radiator.



## **Kitchen 8' 10" x 7' 11"** **(2.695m x 2.414m)**

Includes a range of fitted units with complimentary roll top work surfaces, tiled splash-backs, plumbing for washing machine, cooker point and space for fridge. UPVC door to the rear elevation.



## **On the First Floor**

### **Landing**

## **Master Bedroom 13' 5" x 10' 11"** **(4.079m x 3.317m)**

Fitted storage cupboard and central heating radiator.



**Bedroom Two 12' 5" x 10' 6"**  
**(3.775m x 3.202m)**

Two storage cupboards and central heating radiator.



**Bedroom Three 10' 4" x 7' 2"**  
**(3.159m x 2.175m)**

Central heating radiator.



**Family Bathroom**

With a fitted suite with panelled bath, shower unit/glass screen, complimentary tiling, low flush WC and pedestal wash hand basin.



**Outside**

Externally front enclosed garden with metal gates, driveway to the side elevation, rear garden with lawn and a brick outbuilding.

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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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