

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 53 Rosedale, Worksop



- **Attractive 2-3 Bedroom Detached Bungalow**
- **Well Fitted and Presented Through Out**
- **Sought After Residential Location**

A particularly well-presented detached bungalow situated in a sought-after residential location on a pleasant plot with a westerly facing rear garden. The property benefits from a good specification throughout and has versatile living space which could be utilised in different ways. Currently, the living space includes entrance hall, lounge, kitchen, dining room, 2 bedrooms, large conservatory and well fitted shower room. Pleasant gardens to the front and rear, driveway and garage with powered door.

**£269,950**

# 53 Rosedale, Worksop S81 0TB

## Entrance Hall

UPVC entrance door and central heating radiator.

## Lounge 15'7" x 11'3" (4.75m x 3.42m)

Feature fireplace, surround hearth and back, raised matching hearth. Inset gas fire and central heating radiator.



## Kitchen 14'9" x 10'2" (4.49m x 3.09m) Reducing to 7'1" (2.15m)

With a comprehensive range of fitted units finished in cream and including base drawer and high-level cupboards with complimentary fitted worksurfaces Samsung oven with 4 ring ceramic hob and extractor fan. 1½ bowl stainless steel sink with mixer tap. Fitted cupboard housing the gas combi boiler with hive controls.



## Dining Room/Bedroom Three 7'9" x 6'8" (3.36m x 2.03m)

(The properties were originally built with an option of this room providing a dining room or third bedroom)



## Shower Room 7'10" x 6'5" (2.38m x 1.95m)

Fully tiled walls with WC, wash hand basin set in vanity unit, Stainless steel radiator and shaving point. Corner shower, glazed doors and aqua board panel's Aqualisa shower.





**Bedroom One 11'1" x 9'9" (3.37m x 2.97m) To The Wardrobe 10' (3.04m)**

2 double and single fitted wardrobes. Coving to the ceiling and central heating radiator.



**Bedroom Two 12'1" x 9'9" (3.68m x 2.97m)**

Central heating radiator and radiator cover. UPVC double glazed French style double doors to the conservatory.



**Conservatory 14'6" (4.42m) Reducing 12' (3.65m) 18'6" (5.63m) Reducing To 14'6" x 9'7" (4.42m x 2.92m)**

Central heating radiator, blue base, UPVC double glazed units, UPVC double glazed double doors to the garden.



**Outside**

To the front of the property is a low maintenance style paved garden area with a driveway to the side, with attractive double gates to the garage. Outside light, outside tap. Westerly facing rear garden, paved pathway and patio. Lawn with established borders.



**Garage 16'10" x 8'11" (5.3m x 2.77m)**

Powered remote door.

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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.