

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

13 Martlett Way, Worksop



- **Three Bedroom Semi Detached Family Home**
- **Offering Excellent Potential To Improve**
- **Generous Plot With Pleasant Gardens**

This is a good size three bedroom semi-detached family home located on a pleasant plot within this popular residential area. The property offers well-proportioned living space throughout and offers excellent scope to improve and modernise with an opportunity to create the perfect family home. Currently the accommodation includes, entrance hall, ground floor WC, lounge and dining/ kitchen.

There are three first floor bedrooms and a bathroom. UPVC windows and doors, gas central heating. Early viewing is considered essential to avoid disappointment.

£135,000

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In More Detail-

Entrance hall

Upvc double glazed entrance door, stairs to the first floor, Ground floor WC.

Lounge 16' x 11'11'' (4.87m x 3.63m)

Fitted fireplace with inset Valor gas fire.



Kitchen 8'9''x7'8'' (2.66m x 2.33m)

With a range of fitted base, drawer and high-level units, complimented with fitted roll edged worksurfaces and with a fitted stainless steel sink unit ,Upvc double glazed rear door.



Dining Room 10'4''x10'3'' (3.15m x 3.12m)

With feature fire place with inset fire, central heating radiator.



On The First Floor

Bedroom One 13'4'' x 11'2'' (4.06 x 3.40)

Central heating radiator.



Bedroom Two 10'7" x 10'
(3.22 x 3.04m)

Central heating radiator.



Bathroom

Half tiled walls, fitted suite in white includes low flush wc, panelled bath and pedestal hand basin.



Bedroom Three 10'5" x 7'
(3.17m x 2.13m)

Central heating radiator.



Outside

There is a garden area to the front with gated access and a good-sized garden to the rear mainly lawned and with useful storage shed.



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.