

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

6B Manvers Street, Worksop



- **Modern and Compact Semi Detached House**
- **Ideal For First Time Buyers, Investors or as a Convenient Town Centre Base**
- **Two Bedrooms Plus Ground Floor WC and Family Bathroom**
- **Low Maintenance Rear Yard and UPVC Double Glazing Throughout**

This modern and compact semidetached house offers a fantastic opportunity for a wide range of buyers. Perfect as an easy to maintain first home, an investment property or a practical bolthole close to the town centre and local amenities, it combines convince with comfort. The accommodation briefly comprises welcoming lounge, ground floor WC, fitted kitchen with a range of units and integrated stainless steel appliances. To the first floor are two bedrooms and bathroom fitted with a modern three piece white suit. Externally, the property benefits from a low maintenance yard to the rear as well as UPVC double glazing and composite entrance doors to both front and rear.

£ 95,000

6B Manvers Street, Worksop

Lounge 10'11" x 10'10" (3.32m x 3.30m)

Tiled Flooring, fitted fireplace with tiled surround raised hearth and fitted electric fire. Composite double glazed entrance door, wall mounted alarm consol.



Inner Hall

Ceramic tiled floor.

Ground Floor WC

Ceramic tiled floor fitted with a white suite, wc, hand basin, extractor fan and central heating radiator.

Kitchen 11'3" x 10'9" (3.42m x 3.27m)

Including a range of unit's finished in cream with base, drawer and high level units. Contrasting roll edge work units and fitted stainless steel sink unit with mixer tap and drainer. Fitted stainless steel oven, 4 ring gas hob with fitted extractor fan. Composite double glazed rear door and central radiator. Fitted with an Ideal Esprit Eco gas central heating boiler.



Bedroom One 11'1" x 10'10" (3.37m x 3.30m)

Central heating radiator.



Bedroom Two 10'10" x 5'11" (3.30m x 1.80m)

Central heating radiator.



Family Bathroom

White suite, WC, hand basin, panelled bath, electric shower, extractor fan and central heating radiator.



Rear Yard

Paved, side access gate and outside light.



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.