

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

## 100 Kilton Hill, Worksop



- Traditional Three Bedroom Semi Detached Family Home
- Well Proportioned Living Space
- Generous Plot with Front and Rear Gardens
- Popular Residential Location

This well-sized, traditional semi-detached family home is located in a highly regarded residential area, offering easy access to a wide range of local amenities including schools, shops, the railway station and Bassetlaw Hospital. The property features a well-proportioned layout with an entrance hallway, two principal reception rooms and a kitchen on the ground floor. To the first floor are three bedrooms and a family bathroom. The home also benefits from an Ideal Logic gas central heating boiler, providing efficient central heating and hot water. Offering clear scope for cosmetic improvement, this property presents an excellent opportunity to create a superb family home tailored to your own taste and requirements.

£ 165,000

# 100 Kilton Hill, Worksop, S81 0AZ

## Entrance Hall

Stairs to the first floor, central heating radiator, dado rail and under stairs cupboard.

## Lounge 12'5" x 12'2" (3.78m x 3.70m)

Attractive deep bay window, coving to the ceiling, dado rail and central heating radiator. Fitted Fireplace with tiled hearth and fitted electric fire.



## Dining Room 12'11" x 12'3" (3.93m x 3.73m)

With a brick fireplace, tiled heart with fitted electric fire and arch into the kitchen.



## Kitchen 9'1" x 6'8" (2.76m x 2.03m)

Includes a range of fitted units finished in white, with base, drawers and high level units, fitted work surfaces and stainless steel sink, built in electric oven, ceramic hob and Ideal Logic gas boiler.



## Bedroom One 12'9" x 12'5" (3.88m x 3.78m)

Central heating radiator.



## **Bedroom 12'2" x 10'5" (3.70m x 3.17m)**

Central heating radiator.



## **Bedroom Three 7'2" x 6'5" (2.18m x 1.95m)**

Central heating radiator.

## **Bathroom**

With a white suite wc, hand basin and panelled bath.



## **Outside**

Lawned garden to the front, shared driveway, gated to the side, good sized rear garden with a paved area and extensive lawn with a raised border to the 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.