

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

55 Mirabelle Way, Harworth



- No Onward Chain
- Three Bedroom Modern End Town House
- En Suit Shower Room to the Master Bedroom
- Gas Central Heating and UPVC Double Glazing
- Popular Modern Development on the Fringe of the Village
- Two Parking Spaces and Enclosed Westerly Facing Rear Garden

A well-presented three bedroom modern end town house, situated on a sought-after development on the outskirts of the village. This property is offered for sale with no onward chain and would be ideal for first-time buyers, professionals or young families seeking a comfortable and convenient home. The accommodation comprises an entrance hall, ground floor WC, lounge and a dining kitchen with a comprehensive range of fitted units and French doors opening onto the rear garden. On the first floor, there are three bedrooms, including a master with en suite shower room, and a family bathroom.

£ 174,000

55 Mirabelle Way, Haworth, Notts, DN11 8SQ

Entrance Hall

Is fitted with a central heating radiator, and the ground floor WC includes a low flush WC, wash hand basin and central heating radiator.

The lounge 14'0" x 11'10" (4.27m x 3.61m)

Features laminate flooring and an under-stairs storage cupboard.



The Dining Kitchen 5'3" x 8'9" (4.65m x 2.67m)

Is well-appointed with a full complement of white base, drawer and wall units, complemented by work surfaces. It includes an inset stainless steel one-and-a-half bowl sink unit, extensive tiled splashbacks, a built-in electric oven, four-ring gas hob and fitted canopy extractor fan. UPVC double glazed French doors provide access to the rear patio and garden. The Ideal Logic gas central heating boiler is wall mounted and concealed within a unit.



On The First Floor,

Master Bedroom 11'10" x 9'6" (3.61m x 2.90m)

Benefits from a central heating radiator. The en suite shower room is fitted with a white suite comprising a low flush WC, pedestal basin and shower enclosure, with a central heating radiator and extractor fan.



Bedroom Two 8'11" x 7'6" (2.72m x 2.29m)

Central heating radiator.



Bedroom Three 7'6" x 5'11" (2.29m x 1.80m)

Central heating radiators.



The Family Bathroom

Includes a white suite with WC, hand basin and panelled bath, and a central heating radiator.



Outside

The property offers two parking spaces to the front and an enclosed, westerly-facing rear garden with paved patio, lawned area and timber garden shed.



Tenure

We understand the property is leasehold, we await conformation of the term and ground rent.

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.