

Canal Road, Worksop S80 2EH



welcome to

Canal Road, Worksop

Offered for sale is this TWO bedroom MID TERRACED home located centrally in Worksop offering a range of essential local amenities close by to include Worksop Train Station, Morrisons supermarket, Bassetlaw hospital and Worksop town centre all within walking distance.













Canal Road, Worksop Lounge

11' 9" x 11' (3.58m x 3.35m)

Entrance via the front facing entrance door leading in to the lounge with a front facing window, and a central heating radiator.

Kitchen

9' 2" x 8' (2.79m x 2.44m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink unit, space for freestanding appliances, an integrated oven with electric hob and extractor fan above, part tiled walls, a central heating radiator, rear facing window, coving and spotlights to the ceiling.

Shower Room

Fitted with a three piece suite comprising a walk in shower, WC, wash hand basin, tiled walls and a rear facing obscure window.

Landing Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Double bedroom with a front facing window and a central heating radiator.

Bedroom Two

9' 3" x 8' 1" (2.82m x 2.46m)

Double bedroom with a rear facing window and a central heating radiator.

Exterior

Low maintenance garden to the rear with paved slabs and pebbled areas.





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Canal Road, Worksop

- TWO BEDROOM MID TERRACED HOME
- **GROUND FLOOR SHOWER ROOM**
- CENTRAL LOCATION
- **GARDEN TO THE REAR**
- **PERMIT PARKING**

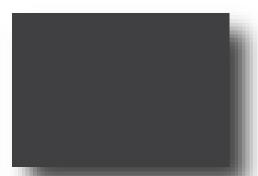
Tenure: Freehold EPC Rating: C

Council Tax Band: A

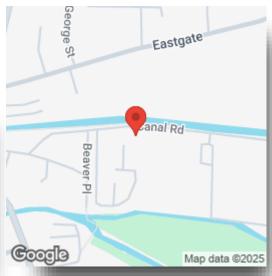
offers in the region of

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115433



Property Ref: WKS115433 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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