

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 321 Carlton Road, Worksop



- **Three Bedroom Semi Detached Family Home**
  - **Excellent Sized Family Living Space**
- **Popular Location Close to Schools, North Notts College and the Train Station**
  - **Westerly Facing Enclosed Garden to the Rear**
    - **Vacant Possession – No Onward Chain**

This is an attractive, 3 bed semi with the benefit of an extension into the converted attic space providing the 3rd bedroom, enclosed rear garden with extensive lawn facing west, full upvc double glazing, gas fired central heating, double car pull on space to the front.

The property offers spacious family living space with two ground floor reception rooms, a rear kitchen which opens to the rear garden, with two first floor bedrooms, family bathroom and the second floor which offers a bedroom and generous storage area off.

Situated on this ever-popular thoroughfare, the property is within walking distance of a number of local amenities including North Notts college, Valley school and leisure complex, local shopping and the train station.

£ 140,000

# 321 Carlton Road, Worksop S81 7LA

**In Summary Comprising –**

**Sitting Room 3.76m x 3.58m (12' 4" x 11' 9")**

With pebble style electric fire, feature fire surround and central heating radiator.



**Dining Room 3.89m x 3.68m (12' 9" x 12' 1")**

With central heating radiator, cupboard housing the gas combi boiler and opening through to the



**Family Kitchen 3.99m x 2.16m (13' 1" x 7' 1")**

With a range of units comprising: sink unit, drawers, cupboards, worktops, high level cupboards, stainless steel gas hob, extractor above, oven below, plumbing for automatic washing machine, plumbing for dishwasher, extensive tiling to splashbacks, laminate flooring and double French style doors opening onto the rear.



**Basement Cellar**

**On the First Floor**

Landing with central heating radiator.

**Front Bedroom 2 3.61m x 2.79m (11' 10" x 9' 2")**

With central heating radiator.



**Rear Bedroom 3 3.71m x 2.62m (12' 2" x 8' 7")**

With clothes closet, central heating radiator.



**Bedroom 1 3.3m x 3.45m reducing to 2.52m (10' 10" x 11' 4") (8' 3")**



With double door storage space, central heating radiator, dormer window, inset lighting to the ceiling.

**Bathroom**

With white suite, 'p' shaped shower bath, mixer tap, mixer shower above, shower screen, fully tiled surrounding walls, corner pedestal wash basin, low flush w.c., half tiled walls, laminate flooring, vertical chrome towel rail/radiator.



**Outside**

To the front is a double width car pull on space, concrete and pebbled pathway to the side with double gates leading through to the rear garden which faces west garden area with lawn, raised flower beds, well fenced and contained and leading down to a useful large storage shed which is the full width of the garden, outside tap.



**On the Second Floor**

**Half Landing**

With storage area.

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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.

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