



**26 Monks Way | Shireoaks | Worksop | S81 8NE**

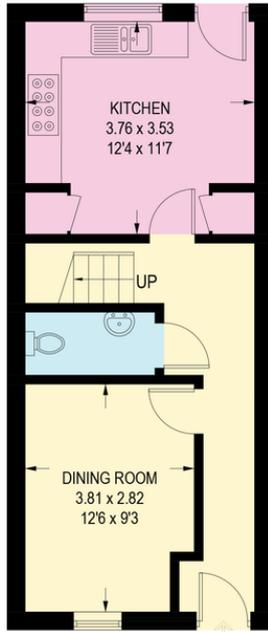
**Guide Price £210,000 to £220,000**

Bell & Co Estates are delighted to present this spacious and versatile three/four bedroom townhouse in the heart of Shireoaks offered with no chain, set over three well-designed floors and offering flexible living throughout. The ground floor features a versatile reception room which can be used as a fourth bedroom, home office, or playroom depending on your needs. A modern kitchen sits to the rear, complete with appliances and ample cupboard space, with direct access out to the rear garden. A WC with wash basin completes this floor. There is also a useful understairs storage cupboard providing essential extra space. To the first floor is a bright and spacious lounge, benefiting from two Juliet balconies which flood the room with natural light. An electric fire provides a welcoming focal point, creating a cosy atmosphere. Also on this floor is a large double bedroom offering flexible usage as a guest room. The second floor offers further accommodation including the master bedroom, complete with fitted wardrobes and a private ensuite comprising a shower cubicle, wash basin, and WC. A modern family shower room serves this level, along with an additional generous double bedroom. Externally, the property benefits from a garage to the front along with private parking. The rear garden is designed for low maintenance, featuring decking, artificial grass, and a rear gate providing additional access. Located close to local amenities, schools, and transport links, this home offers convenience and comfort in equal measure. Call Bell & Co Estates now to arrange your viewing.

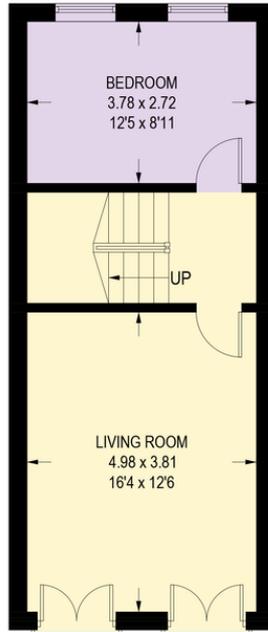


## 26 MONKS WAY

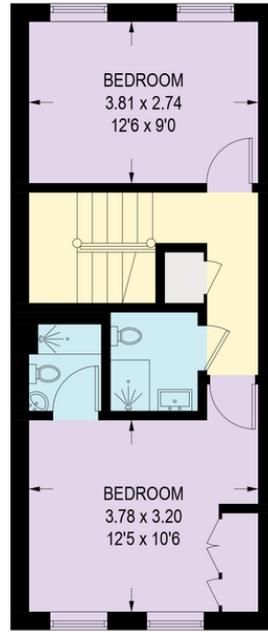
APPROXIMATE GROSS INTERNAL AREA = 112.9 SQ M / 1215 SQ FT  
(EXCLUDING GARAGE)



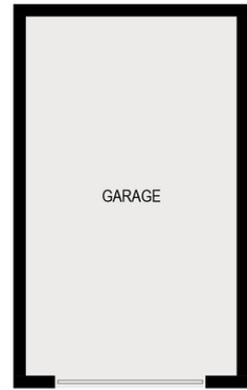
**GROUND FLOOR**  
37.7 SQ M / 406 SQ FT



**FIRST FLOOR**  
37.8 SQ M / 407 SQ FT



**SECOND FLOOR**  
37.4 SQ M / 402 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(continued)

## Contact Details

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26 MONKS WAY  
SHIREOAKS  
S81 8NE

Energy rating

**D**

Valid until  
**24 February 2031**

Certificate number  
**2557-0001-7202-7899-3210**

**Property type** Mid-terrace house

**Total floor area** 109 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements