

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

19 Mercia Close, Worksop



- **Three Bedroom end terrace property**
- **Spacious Dining kitchen with garden access**
- **Located in the popular area of prospect**
- **No upward chain**

A three-bedroom end-terrace property located in the Prospect district of Worksop. The accommodation includes a lounge, a substantial dining kitchen, and a first-floor bathroom. Further benefits include an enclosed rear garden and being offered for sale with no upward chain. An ideal proposition for first-time buyers or investors.

Offers over £125,000

19 Merica Close, Worksop S81 0SS

Ground Floor

Entrance Hall

With UPVC double glazed entrance door and understairs storage area. Central heating radiator.

Dining Kitchen

5.40m x 2.75m (17'9" x 9'0")

A range of fitted units comprising base, drawer and high-level cupboards with open shelving. Complimentary fitted roll-edge work surfaces and a fitted stainless steel sink unit with mixer tap. Void and provision for an automatic washing machine. Coved ceiling. UPVC double glazed double doors to the rear garden. Central heating radiator.



Lounge

4.72m x 3.24m (15'6" x 10'8")

Fireplace with raised hearth insert and Dimplex electric fire. Coved ceiling. Central heating radiator



First Floor

Bedroom

1 4.10m x 2.57m (13'5" x 8'5")

With fitted storage cupboard. Central heating radiator.



Bedroom 2

3.94m x 2.69m (12'11" x 8'10")

Central heating radiator.



Bedroom 3

2.70m x 2.17m (8'10" x 7'1")

Central heating radiator.

Bathroom

With a low flush WC, pedestal wash basin, panel bath, and separate shower area. Fitted cupboard housing the Baxi gas fired central heating combination boiler. Stainless steel towel rail.



Outside

Rear Garden

An enclosed garden area to the rear with a lawn and patio. Gated rear access.



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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