

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

32 John Street, Worksop



- Terraced House
- Circa 1900
- 2 Bedrooms and Converted Attic Rooms
- Convenient location •With Easy Access to Town Centre
- Enclosed Rear Garden/Patio

This is a traditionally styled terraced property in a convenient location for a wide range of local amenities and a short walk away from the town centre. The property benefits from two reception rooms and a rear kitchen to the ground floor, with two principal bedrooms and a fitted bathroom with over bath shower on the first floor. The property is further enhanced by a useful cellar as well as a good-sized attic room. The property has been re-roofed and benefits from UPVC double glazing and gas-fired central heating via a combi boiler. This home may well appeal to first-time buyers, downsizers, or investors looking for a potentially high-yielding investment.

£ 85,000

32 John Street, Worksop, S80 1TG

Ground Floor

Lounge 13'1 x 11'3 (3.99m x 3.43m)

Features laminate flooring, UPVC double-glazed entrance door, coved ceiling, and a ceiling rose. Includes access door to the cellar.



Dining Room 12'5 x 12'4 (3.78m x 3.76m)

Includes laminate flooring, a radiator, coved ceiling, and a ceiling rose.



Kitchen 9'6 x 5'7 (2.90m x 1.70m)

Fitted with base, drawer, and high-level cupboards. Features rolled-edge work surfaces and a stainless steel sink unit with a rear access door to the garden.

Cellar providing a useful storage area.



First Floor & Attic

Bedroom 1 12'9 x 11'4 (3.89m x 3.45m)

Includes a central heating radiator.



Bedroom 2 9'1 x 5'8 (2.77m x 1.73m)

Includes a central heating radiator.



Bathroom

Fully tiled and equipped with a WC, pedestal wash hand basin, and a panelled bath. Features a glazed screen over the bath with an electric shower and a wall-mounted Logic combi gas boiler.



Attic Bedroom 17'3 x 12'3 (5.26m x 3.73m)

Accessed via a staircase; includes eaves storage and laminate flooring.



Outside

Exterior: To the rear of the property is an enclosed garden area with a paved patio.



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.