

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 57 Sunnybank, Worksop



- **Good Sized Three Bedroom Family Home**
- **Excellent Position Close To Local Schools**
- **South Facing Rear Garden & A Garage**

An excellent, three bedroomed semi-detached family home located in this popular residential location offering easy access to close amenities including local school and the railway station. The property is neatly presented throughout and is situated with a south facing rear garden. In summary the property comprises, a hallway, utility and ground floor WC, lounge, kitchen/diner, three first floor bedrooms, shower room and a separate WC. Externally, with pleasant gardens, a driveway and a garage.

**£160,000**

# 57 Sunnybank, Worksop S81 0BH

## Hallway

With double glazed doors to both the front and side elevations and wall mounted security alarm control box.

## Utility Room 5'6" x 5'6" (1.67m x 1.67m)

With ceramic tiled flooring and plumbing for an automatic washing machine.



## Ground Floor WC

With a WC and a fitted wash hand basin set on a vanity cupboard.

## Kitchen/Dining Room 17'10" x 8'5" reduces to 5'4" (5.43m x 2.56m reduces to 1.62m)

With a comprehensive range of fitted units including base, drawer and high level, with fitted roll edged worksurfaces, inset 1½ sink unit, mixer tap and drainer, built in electric oven, four ring gas hob, fitted concealed extractor fan and ceramic tiled flooring.



## Lounge 15'9" x 11'6" (4.80m x 3.50m)

With coving to the ceiling, a ceiling rose, feature fireplace, fitted surround marble hearth and back, inset real flame gas fire and double glazed sliding patio doors give access to the south facing rear garden.



## Bedroom One 11'6" x 10'7" (3.50m x 3.22m)

With a central heating radiator and fitted storage cupboards.



### Bedroom Two 11'1" x 9'8" (3.37m x 2.94m)

With a central heating radiator and a fitted storage cupboard.



### Bedroom Three

With a central heating radiator.



### Shower Room

With a fitted corner shower/steam enclosure with overhead and body jets, built in speakers, contemporary hand basin set in vanity unit, fitted illuminated mirror, stainless steel towel rail and an extractor fan.



### Separate WC

### Outside

To the front of the property is a driveway with double gates providing vehicle hard standing and access to the garage. There is a lawned frontage. The rear garden has a south facing aspect with a large paved patio area with steps leading to a lawn area beyond.



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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.

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.