



65 NETHERTON ROAD WORKSOP, S80 2SA

£120,000
FREEHOLD

A stylish and thoughtfully appointed two-bedroom home and an attractive low-maintenance garden.

This impressive property combines a welcoming traditional feel with modern touches throughout, creating a comfortable and effortlessly modern home. Ideally suited to first-time buyers, professional couples or those seeking a quality investment, the accommodation is well proportioned and presented to a high standard. The ground floor opens into an inviting living room, where a feature gas fire with elegant marble surround and hearth provides a striking focal point. Built-in storage and shelving add both character and practicality, while laminate flooring and generous natural light create a warm and welcoming environment. The modern kitchen/diner is a particular highlight, featuring a comprehensive range of fitted wall and base units, integrated cooking appliances, stainless steel sink and drainer, and a useful breakfast bar. A beautifully appointed, fully tiled shower room completes the ground floor accommodation, featuring a contemporary rainfall shower enclosure, vanity wash hand basin, low-flush WC, mirrored storage and heated towel radiator. To the first floor are two well-proportioned bedrooms. The principal bedroom benefits from a front-facing double-glazed window, while the second bedroom enjoys rear views and useful built-in storage.

**Kendra
Jacob**

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65 NETHERTON ROAD

• MID-TERRACED PROPERTY • TWO DOUBLE BEDROOMS • MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR • BEAUTIFULLY FITTED SHOWER ROOM • IDEAL FOR FIRST TIME BUYERS • A READY TO MOVE INTO PROPERTY • CLOSE TO LOCAL SHOPS AND OTHER AMENITIES • EXTENSIVE REAR GARDEN WITH LOW MAINTENANCE • SELLING WITH NO CHAIN



LIVING ROOM

A well-proportioned living room featuring a front-facing UPVC entrance door and double-glazed window. The room benefits from laminate flooring, central heating radiator, TV point and multiple power points. The main focal point is a gas fire with marble hearth and surround, complemented by built-in storage cupboards and shelving above.

KITCHEN/DINER

A modern fitted kitchen comprising a range of wall and base units, stainless steel sink and drainer, and an integrated four-ring gas hob with extractor above. There is also an integrated microwave, oven and grill. The kitchen benefits from tiled flooring, multiple power points, a breakfast bar and a wall-mounted central heating radiator. A door provides access to the staircase and a large understairs storage cupboard.

REAR HALLWAY

The rear hallway features a UPVC door, tiled flooring and a low-maintenance PVC ceiling, providing access to the rear of the property.

SHOWER ROOM

A beautifully presented, fully tiled shower room comprising a shower enclosure with rainfall shower, wash hand basin with vanity unit and low-flush WC. Further features include a wall-mounted mirrored cupboard, built-in storage cupboard with shelving, heated towel radiator, PVC ceiling and a side-facing double-glazed obscure window.

FIRST FLOOR-LANDING

The first-floor landing provides access to the bedrooms and benefits from loft access.

BEDROOM ONE

A generous-sized bedroom featuring a front-facing double-glazed window, central heating radiator and multiple power points.

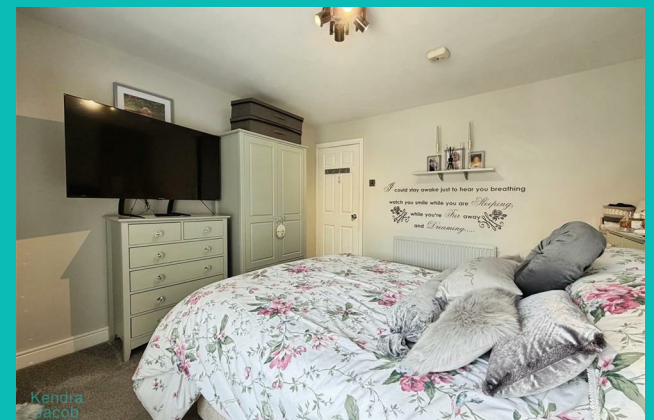
BEDROOM TWO

A well-proportioned second bedroom with a rear-facing double-glazed window, central heating radiator, built-in storage cupboard and multiple power points.

EXTERNAL

To the front of the property is a gated entrance. To the rear of the property is a side-gated access leading through a shared pathway, together with a further rear gated access, which also gives access to the garden. The attractive low-maintenance garden offers a combination of gravelled area, paved patio and a wooden decking area, providing an ideal space for outdoor dining and entertaining. There is also an outside tap and fenced boundaries.

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Relax
Chill out
& Unwind

Kendra
Jacob



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ADDITIONAL INFORMATION

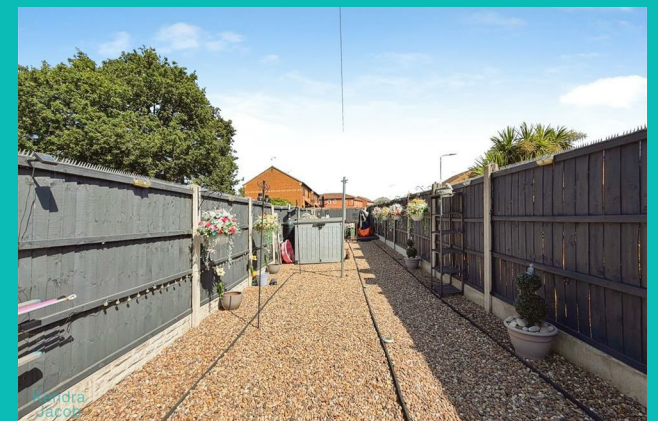
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

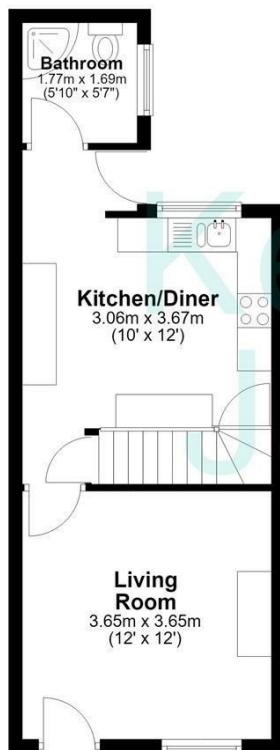
Floor Area – 654.50 sq ft

Tenure – Freehold



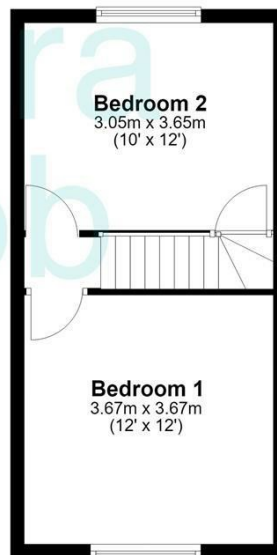
Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



First Floor

Approx. 28.1 sq. metres (301.9 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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