

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 18 Longhurst, Worksop



- Situated Near Kilton Forest Golf Course and Community Playing Fields
- Equipped With a Combination Boiler (Installed 2025) and Central Heating Radiators Throughout
- Features a Generously Sized Enclosed Rear Garden with Private Rear Gate
- Includes a Range of Fitted Units and Integrated Electric Oven and Hob
- Excellent Standard and Specification Throughout

A very well fitted, well-presented and decorated three-bedroom property ideal for first-time buyers, young families, and investors. Offering deceptively spacious living accommodation throughout, a generous garden to the rear, early viewing is fully recommended to fully appreciate. This property is located in a popular area with convenient access to local amenities, Bassetlaw hospital, Kilton Forest Community Playing Fields, and golf course. It offers a functional layout and is well-suited for those looking to enter the property market or expand a rental portfolio.

£ 160,000

# 18 Longhurst, Worksop, Notts, S81 0DA

## Entrance Hall

Access via a composite door, featuring stairs to the first floor, a storage cupboard, a central heating radiator, and laminate flooring.

## Lounge 11'11" x 11'11" (3.63m x 3.63m)

Features a coved ceiling, laminate flooring and central heating radiator.



## Kitchen 8'8" x 8'8" (2.64m x 2.64m)

Comprises a quality range of wall and base units finished in a high gloss white finish with drawers and complimentary fitted work surfaces. It includes an inset stainless-steel sink with a mixer tap, tiled splashbacks, an electric oven, a 4-ring gas hob, and a fitted extractor fan.



## Dining Room 8'8" x 5'11" (2.64m x 1.80m)

Fitted with laminate flooring and UPVC double glazed sliding patio doors leading to the rear garden. Fitted cupboard with shelving.



## On The First Floor

Landing includes a cupboard housing the combination boiler (installed February 2024 with the remaining guarantee transferable)

## Bedroom One 13'9" x 8'9" (4.19m x 2.67m)

With a central heating radiator.



### **Bedroom Two 9'7" x 8'10" (2.92m x 2.69m)**

With a central heating radiator.



### **Bedroom Three 6'9" x 6'8" (2.06m x 2.03m)**

I with a central heating radiator. Bathroom Located on the first floor.



### **Bathroom**

Fitted with a white three-piece suite comprising a panelled bath with shower over, fitted wash hand basin and a low flush WC.



### **External Description**

The front of the property features a neat frontage with a paved pathway and slate-chipped areas. To the rear is a generously sized enclosed garden including a covered sitting area and lawn. This outdoor area is highly functional, benefiting from an outside light and an outside water tap.

The property is distinguished by its private rear access pathway. A private gate provides secure entry directly into the garden from the rear, allowing for convenient access.





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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.