

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 25 The Pines, Worksop



- **Great Position with Easy Access to the Town Centre**
- **May Well Appeal to First Time or Investment Buyers**
  - **UPVC double Glazing Gas Central Heating**
  - **Carpeted Throughout**

A modern style mid-town house located conveniently close to the town centre and other local amenities. The property benefits from allocated parking and enclosed garden to the rear. The internal accommodation with fitted kitchen, ground floor WC, lounge with double patio style doors to the garden. There are two bedrooms and a family bathroom, early viewing is recommended to avoid disappointment.

£ 125,000

# 25 The Pines, Worksop S80 2LQ

## Kitchen 10'3" x 10'3" (3.12m x 3.12m)

UPVC double glazed entrance door, range of fitted base drawer, high level cupboards, roll top work surfaces and inset stainless steel sink unit. Built in stainless steel/glass electric oven, 4 ring gas hob, stainless steel extractor fan.



## Landing

## Bedroom One 10'5" x 10'3" (3.17m x 3.12m)

Central heating radiator.



## Bedrooms Two 10'2" x 6'9" (3.09m x 2.09m)

Central heating radiator.



## Inner Hall

## Ground Floor WC

Fitted hand basin, tiled splash back.

## Lounge 12'9" x 10'4" (3.88m x 3.15m)

Central heating radiator, UPVC double doors to the garden and under stair cupboard.



## Bathroom

White suite, wc, hand basin, panelled bath, over bath mixer shower, central heating radiator and extractor fan.



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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.