MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

89 Gateford Road, Worksop



• Traditional Bay Fronted Mid Terrace Property
• Sold Subject to Existing Tenancy (Tenants in Situ Since 20210
• Two Separate Reception Rooms Comprising Lounge and Dining Room
• Fitted Kitchen with Built in Oven, Ceramic Hob and Extractor
• First Floor Bathroom with White Suite and Triton Electric Shower
• Enclosed Rear Garden Laid Predominantly to Lawn

An excellent opportunity to acquire a traditional bay fronted terrace property, positioned within convenient walking distance of Worksop town centre, the railway station, and a wide range of local amenities. The ground floor accommodation opens via a UPVC double glazed entrance door into a well proportioned lounge featuring a deep bay window, feature fireplace, and decorative pictorial ceiling rose. An inner hallway with understairs storage leads through to a separate dining room with coving to the ceiling, connecting directly to a fitted kitchen equipped with a range of white units and integrated cooking appliances. A rear porch provides practical access out to the enclosed lawned rear garden. To the first floor, a central landing houses a useful storage cupboard containing the gas combination boiler, leading to two double bedrooms with built in storage facilities and a three piece family bathroom suite complete with an over-bath electric shower. The property is offered for sale subject to the existing tenancy, providing an immediate ongoing investment opportunity.

£ 120,000

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Ground Floor

Lounge

4.40m x 3.69m (14'5" x 12'1")

Feature fireplace with fitted hearth, back and inset electric fire. Deep UPVC double glazed bay window to the front elevation, UPVC double glazed entrance door, pictorial ceiling rose, coving to the ceiling and central heating radiator.



Inner Hallway

Storage area off.

Dining Room

3.68m x 3.66m (12'1" x 12'0")

Coved ceiling, central heating radiator.



Kitchen

3.07m x 2.10m (10'1" x 6'11")

Fitted with a range of units in white comprising base, drawer, and high-level cupboards, fitted roll-top work surfaces, fitted stainless steel sink unit with stainless steel tap, tiled splashbacks. Built in appliances include an electric oven, four-ring ceramic hob unit, and fitted stainless steel and glass extractor fan. UPVC double glazed doorway leading to the rear porch.



Rear Porch

Doorway leading out to the rear garden.

On The First Floor

First Floor Landing

Useful built-in storage cupboard with shelving, housing the fitted Ideal Esprit Eco gas combination central heating boiler.

Bedroom 1

3.74m x 3.30m (12'3" x 10'10")

Built in storage cupboard, coved ceiling, central heating radiator.



Bedroom 2

3.88m x 2.43m (12'9" x 8'0")

Built-in wardrobes, built in high level cupboards, central heating radiator.



Bathroom

3.10m x 1.81m (10'2" x 5'11")

Fitted with a white three-piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with glazed shower screen and fitted Triton electric shower unit over. Coved ceiling, central heating radiator.



Rear Garden

Enclosed rear garden laid to lawn with a pathway.



Note
The property is offered for sale subject to the existing tenancy agreement, with the current tenants having occupied the property since 2021, representing an immediate turn-key opportunity for landlords. Current rental is £675 per calendar month.

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.

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