



Worksop Road,

welcome to

Worksop Road,

Ideal modern family home! This three-bedroom semi-detached property features a lounge, kitchen/diner, three bedrooms and a family bathroom. Outside offers an enclosed lawned rear garden with patio area and a front yard. A garage for parking Close to shops, schools and transport links.



Hall

Having a vertical radiator, stairs leading to the first floor accommodation and providing access to the front entrance door.

Living Room

Having a front facing double glazed window, radiator and ornamental fireplace. An archway leads to the open kitchen / diner.

Kitchen / Diner

Having a range of sleek wall and base units and an inset sink. Integrated oven with an induction hob and an extractor hood. Under cabinet lighting and integrated dishwasher. A vertical radiator and sliding doors providing access to the rear garden.

Porch

Having double glazed windows and a door providing access to the rear garden.

Landing

Having a side facing double glazed window and providing access to the loft hatch.

Bedroom One

Having a front facing double glazed window and a radiator.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Bedroom Three

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, vanity sink unit and concealed WC. A bath suite with a shower above.

Garden

Having an enclosed lawned rear garden with a paved patio area.



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welcome to Workop Road,

Three bedrooms

- Semi-detached property
- Contemporary interiors throughout
- Modern kitchen
- Access to local amenities

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115402 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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