



14 BIRKDALE WORKSOP, S81 0HL

**£200,000
FREEHOLD**

This property is tucked away in this corner position and stands on a good sized plot. The property is perfect for a family or retired person/s. It is situated close to local amenities including schools, shops and public transport facilities. It is also convenient for the motorway network including the A1/M1/M18. Book a viewing now not to miss out on this great opportunity.

**Kendra
Jacob**



JBS Estates

14 BIRKDALE

• Tucked Away On This Corner Plot • Desirable Area • Close To Local Amenities • Spacious Lounge • Master Bedroom With En Suite • Separate Family Bathroom • Resin Driveway Leading To The Detached Garage • School Catchment • Large Patio Area To The Rear • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Entrance

A door leads into the entrance area having central heating radiator.

Lounge/Diner

The spacious lounge diner has an Adam style fire surround with tiled inserts, bay window overlooking the front and two central heating radiators.

Dining Room/Bedroom Two

This room is currently used as a dining room but can be used as a bedroom as it has built in wardrobes, central heating radiator and coving to the ceiling.

Kitchen

Having a range of wall and base units with complimentary work surfaces over. There is a built in oven, gas hob and extractor above. Coving to the ceiling. Central heating radiator. A door leads onto the rear garden and patio area. Window overlooks the rear.

Master Bedroom

This spacious bedroom has a range of fitted furniture to include fitted wardrobes with mirrored doors, drawers and a dressing area in the corner with fitted furniture and window overlooking the front. A further window also looks over the front. Coving to the ceiling. Central heating radiator and a door leads into the en suite bathroom.

En Suite

Briefly comprising of shower cubicle, wash hand basin and low flush WC. There is a heated towel rail, coving to the ceiling and the en suite is fully tiled. Window to the side.

Family Bathroom

Fitted with a full width shower cubicle, vanity wash hand basin and low flush WC. Fully tiled. Heated towel rail and mirror.

Outside

To the front of the property a resin driveway leads to the detached garage with up and over door. To the front are some plants and bushes. A gate to the side of the property leads onto the large rear garden, having a secluded patio area, a large patio area to the rear of the property which is perfect for entertaining. There are lovely views to the rear.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

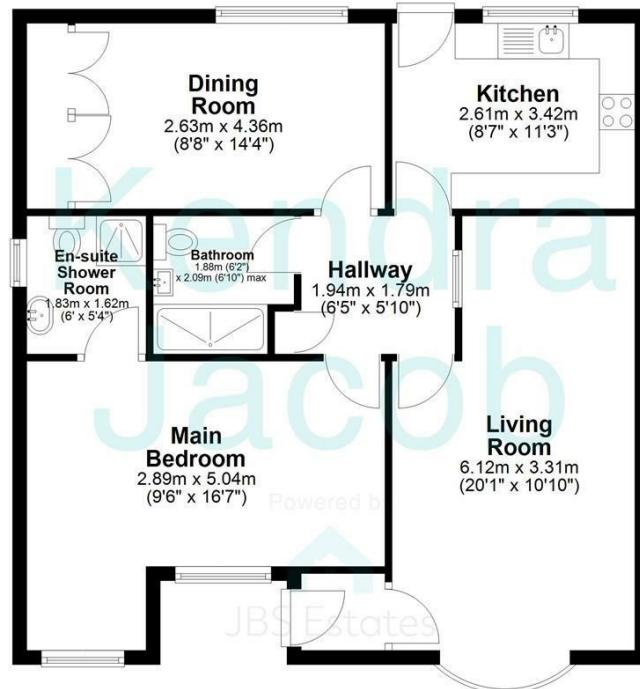
Floor Area – 773.50 sq ft

Tenure – Freehold



Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



Total area: approx. 71.9 sq. metres (773.5 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		
(69-80)	C		
(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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