

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 90 Sunny Bank, Worksop



- **Three Bedroom Semi Detached Home Situated in a Consistently Sought After Residential Pocket.**
- **Neatly Presented & Very Liveable with Recent Improvements Including Some New Carpets and Décor.**
- **Modern Contemporary Kitchen Featuring a Comprehensive Range of Units and Integrated Cooking Facilities.**
  - **Excellent Potential to Further to “Tweak” and Personalise to Your Own Taste Over Time**
- **Enclosed Rear Garden Which has Been Recently Rectified, Complete With Two Brick Outbuildings.**
- **Highly Convenient Location Within Walking Distance of Bassetlaw Hospital, Local Schools and the Rail Way Station.**

Mellor and beer are pleased to present this well maintained three-bedroom semi-detached residence which offers a fantastic opportunity for first time buyers looking to step onto the property ladder, young families seeking a convenient location close to schools or investors who are looking for an area that generally delivers robust yields and longer-term tenancies. The property is ready for immediate occupation, yet could offer purchasers a perfect chance to improve and add their personalisation.

£ 170,000

# 90 Sunny Bank, Worksop, Notts, S81 0BQ

## Entrance Hall

With a central heating radiator.

## Lounge 12'8" x 12'7" (3.86m x 3.83m)

With fitted feature fireplace, marble hearth, marble back, inset fire, coving to the ceiling, ceiling rose and a central heating radiator.



## Separate Dining Room 11'1" x 9'4" (3.37m x 2.84m)

With a central heating radiator.



## Kitchen 9'3" x 8'5" (2.81m x 2.56m)

Fitted with a comprehensive range of units which include base, drawer and high-level cupboards, fitted work surfaces and an inset sink unit.



## Bedroom 1 12'8" x 10' (3.86m x 3.04m)

With a central heating radiator.



## Bedroom 2 11'2" x 9'4" (3.40m x 2.84m)

With a central heating radiator.

### **Bedroom 3 8'9" x 7'11" (2.66m x 2.41m)**

With a central heating radiator.



### **Bathroom**

A well-appointed contemporary bathroom, with aqua board to the wall and with a white suite featuring panelled bath with an over bath shower, fitted screen, low flush WC and pedestal hand basin.



### **Outside**

The property has attractive gardens to with the front having access for a car hard standing area and formal garden area to the side. A side gate provides access to the rear garden, recently re turfed lawn, planted borders and two outbuildings.



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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.