

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

## 28 Shireoaks Row, Shireoaks



- Investment opportunity – **Sold with tenant in situ**
- Located in the sought-after village of Shireoaks, Worksop
- Positioned opposite allotment gardens and St. Luke's Church
- Within walking distance to local shop, wine & craft bar, and Shireoaks railway
  - Excellent rail links via Sheffield and Retford

This property is presented specifically for the investment market and is offered for sale subject to the existing tenancy. Situated within an iconic row of properties directly opposite the allotment gardens and St. Luke's Church, the home occupies a prime position within easy reach of village amenities, including a local shop, wine and craft bar, and Shireoaks Station with its excellent rail links via Sheffield and Retford. Having been refurbished immediately prior to the current tenancy, the property has been well-maintained and features quality kitchen and bathroom and a modern gas central heating system. Accommodation is arranged over the floors, there is an enclosed rear yard and parking space (possibly a garage space subject to necessary planning etc) to the rear.

£ 165,000

# 28 Shireoaks Row, Shireoaks, S81 8LP

## Ground Floor

### Lounge 13'4" x 11'6" (4.06m x 3.51m)

A primary reception room featuring UPVC double glazed window, UPVC door, and laminate flooring.



### Kitchen 11'0" x 8'1" (3.35m x 2.46m)

Fitted with contemporary base units, drawers, and high-level cupboards. Includes a Belfast-style sink, integrated oven and hob, and plumbing for an automatic washing machine.



## First Floor

### Bedroom One 13'5" x 8'2" (4.09m x 2.49m)

Inset ceiling lighting and a central heating radiator.



## Family Bathroom

A modern, fully tiled suite comprising a vanity unit with wash hand basin, low-flush WC, and a heated towel rail.



## Second Floor

### Attic Bedroom

A spacious and well-proportioned bedroom.



## Exterior

### Rear Yard

An enclosed yard area. Outbuildings: Three storage sheds. Parking to the rear (potential for garage, subject to planning etc.)



## Tenancy & Sale Details

The property is currently let on an Assured Shorthold Tenancy (AST). The current tenancy began in December 2023. The passing rent is £795 per calendar month.

Tenure: Freehold.

Tax Band: Band A.

## Viewing Information

To respect the privacy of the current tenant and ensure efficient scheduling, all interested parties are requested to provide proof of funding in advance of any viewing. This measure is in place to minimize disruption and avoid wasted time for all parties involved.

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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.