



Edinburgh Road, Worksop S80 2UE

welcome to

Edinburgh Road, Worksop

Offered for sale with no upward chain, this three bedroom semi detached home is centrally located in Worksop, close to well regarded local schools, the Priory Shopping Centre, ASDA, Morrisons, and excellent transport links, making it ideal purchase for families and commuters alike.



Edinburgh Road, Worksope Entrance Hall

Accessed via a front facing entrance door, the hallway features a side facing double glazed window and staircase rising to the first floor.

Lounge

A comfortable reception room with a front facing double glazed window, central heating radiator, and fitted laminate flooring.

Kitchen

Open plan from the dining room, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. Further features include tiled splashbacks, an integrated oven with hob and extractor hood above, a side facing double glazed window, and tiled flooring which continues through to the dining area.

Dining Room

Open to the kitchen, the dining room features a fireplace with surround, a central heating radiator, rear facing sliding doors providing access to the rear garden, and tiled flooring.

Landing

With a side facing double glazed window and access to all first floor rooms.

Bedroom One

A well proportioned double bedroom with a front facing double glazed window and central heating radiator.

Bedroom Two

A further double bedroom overlooking the rear garden, featuring a rear facing double glazed window, central heating radiator, and a built in storage cupboard housing the boiler.

Bedroom Three

A single bedroom with a front facing double glazed window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath, WC, wash hand basin, tiled walls, a central heating radiator and a rear facing double glazed obscure window.

Exterior

To the front of the property are double gates opening onto a paved driveway providing off street parking, with gated side access leading to the rear garden.

An enclosed and fenced rear garden featuring a paved seating area with access to the outbuilding, followed by a lawned section and an additional paved area to the rear.

Outbuilding

Accessible via a side facing entrance door, providing useful storage.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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Edinburgh Road, Worksop

- Three bedroom semi detached home
- Offered for sale with no upward chain
- Driveway providing off street parking
- Central location with excellent transport links
- Ideal for families & commuters

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115761 - 0002

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.

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