

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

## 25 Ackford Drive, Worksop



- **Excellent Location Within Walking Distance Of The Town Centre**
  - **Three Bedroom Detached Bungalow**
  - **Gas Central Heating With Replacement Worcester Boiler**
  - **UPVC Double Glazing Throughout**
  - **South Facing Rear Garden Offering a Good Degree of Privacy**

This three-bedroom detached bungalow is set in a sought-after residential area, offering easy access to local amenities, the town centre, open countryside, scenic walks, and the Chesterfield Canal. The property presents an excellent opportunity for modernisation, allowing a purchaser to put their own stamp on it. Accommodation comprises a side entrance porch, inner hall, lounge, dining kitchen, three bedrooms, and a wet room. Outside, the property benefits from a lawned frontage, a generous driveway providing ample off-road parking, and a south-facing rear garden enjoying a good level of privacy.

**£ 230,000**

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## In More Detail –

### Entrance Porch

With UPVC double glazed storm doors and inner access door to the hall.

### Hall

Coving to the ceiling, central heating radiator, fitted cupboard housing the Worcester Greenstar 8000 life gas condensing combi boiler. **Note a gas safety inspection was completed in April 2025.**

### Lounge 15'4" x 11'3" (4.67m x 3.42m)

With a feature fireplace, including surround hearth and with an inset gas fire, coving to the ceiling and central heating radiator.



### Dining Kitchen 14'9" x 8'9" (4.49m x 2.66m)

Includes a range of fitted units to include base, drawer and high-level units fitted roll top work surfaces with one and a half bowl sink unit mixer tap and drainer. Central heating radiator.



### Bedroom One

Includes a range of built in wardrobes and drawers, central heating radiator.



## **Bedroom Two 10'10" x 7'3" (3.30m x 2.21m)**

Central heating radiator.



## **Bedroom Three 8' x 5'10" (2.43m x 1.77m)**

Central heating radiator.



## **Outside**

The property has a lawned frontage, there is a drive to the side of the property providing vehicle hard standing and leads to the rear garden, which is lawned, generous in size and faces south with a timber garden shed.



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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.

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