

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

530 Gateford Road, Worksop



- **Excellent Modernisation Scope**
- **Popular Residential Area**
- **Large Through Lounge**
- **Three Well Proportioned Bedrooms**
- **Extensive Rear Garden**
- **Driveway**

A fantastic opportunity to buy this well-proportioned 3-bedroom semi-detached family home situated in a highly sought-after area of Worksop. Perfectly positioned for growing families, this home combines traditional structure with incredible potential for modernisation.

£ 135,000

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Entrance Hall

Access is gained via a double glazed entrance door into the hallway. This space features stairs leading to the first floor and a useful under stairs storage cupboard.

Through Lounge and Dining Room 24'7" x 12'4" (7.49m x 3.76m), Reducing to 11'4" (3.45m).

The room is centered around a fireplace with a surround and fitted gas fire, and is equipped with a central heating radiator. French style doors provide a transition to the rear garden.



Kitchen 10'1" x 6'10" (3.07m x 2.08m)

The kitchen includes a comprehensive range of base, drawer, and high-level cupboards along with a display cabinet. It features complementary work surfaces, a stainless steel sink unit, ceramic tiled flooring, and a UPVC double glazed rear door.



Bedroom One 13'0" x 10'0" (3.96m x 3.05m)

Central heating radiator.



Bedroom Two 13'10" x 10'7" (4.22m x 3.23m)

Central heating radiator.

Bedroom Three 10'3" x 7'4" (3.12m x 2.24m)

Central heating radiator.



Wet Room

A fully tiled practical space consisting of a WC, hand basin, and central heating radiator.



Outside

To the front is a low-maintenance designed pebbled frontage and a driveway. The side of the property includes a pedestrian gate leading to an outside utility room with power and light, and an outside WC. The impressive rear garden is approximately 25m (82') in length, featuring two decking areas, three large sheds, a lawn, and a patio.



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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