

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

6 Shakespeare Street, Worksop



- **Two Bedroom Semi Detached House**
- **Set On A Generous Plot With Gated Drive**
- **Popular Residential Location In Kilton**
- **Robust Rental Yield With High Tenant Demand**

This two-bedroom semi-detached property presents an ideal opportunity for an investor or homeowner looking to add value through modernisation. Located in the heart of the popular Kilton development, the area is well regarded for its strong performance in both the rental and sales markets.

£ 125,000

6 Shakespeare Street, Worksop S81 0QB

Accommodation

Ground Floor

Entrance Hall

Featuring stairs to the first floor and a radiator.

Through Lounge

5.11m x 3.18m (16'9" x 10'5")

A full-length living area featuring an inset gas fire and a radiator.



Kitchen / Dining Room

4.11m x 2.18m plus 2.34m x 2.18m
(13'6" x 7'2" plus 7'8" x 7'2")

An L-shaped room fitted with a range of base, drawer and high-level units with work surfaces. Includes space for appliances and a dining area.



First Floor

Bedroom One

4.50m x 3.23m (14'9" x 10'7")

A spacious double bedroom with central heating radiator.



Bedroom Two

3.18m x 2.92m (10'5" x 9'7")

Featuring a cupboard housing the central heating boiler and a radiator.



Family Bathroom

Comprising a low-level WC, wash hand basin, and a panelled bath. Includes a radiator.



Outside

The property occupies a generous plot with a gated driveway to the front providing off road parking. Side gated access leads to a fully enclosed rear garden, which is primarily laid to lawn with a paved patio area.



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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