

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

216 Gateford Road, Worksop



- **Two Bedroom Terraced Property • Well Proportioned Living Space**
 - **UPVC Double Glazing Throughout**
 - **Gas Combi Central Heating System**
 - **Ground Floor WC**
 - **Neat Low Maintenance Rear Garden**
 - **No Onward Chain**
- **Garage to the Rear (Held on Separate Title)**

Early viewing is recommended to fully appreciate all the benefits of this well presented, deceptively spacious terraced home, which offers a good-sized enclosed garden to the rear, the property being well decorated throughout. Located close to a number of local schools, supermarkets and Outwood Academy Valley. The property enjoys a good location within the longstanding residential location

£ 115,000

216 Gateford Road, Worksop, Notts, S81 7AR

Bay Fronted Lounge 13'9" x 11'9" (4.19m x 3.58m)

This room features a coved ceiling, a dado rail, and a central heating radiator. It includes a feature fireplace with a timber surround, a tiled hearth, and a black electric fire.



Dining Room 11' x 11' (3.35m x 3.35m)

This space contains a coved ceiling, a dado rail, and a central heating radiator. It features a fireplace with a tiled surround, a marble hearth and back.



Kitchen 12'6" x 6'4" (3.81m x 1.93m)

The kitchen is fitted with base units and drawer, high-level cupboards with roll-edge worktops and an inset sink unit. It includes a built-in electric oven, a ring on hob, and an extractor fan. The floor is ceramic tiled and the room houses a wall-mounted Ideal Esprit Eco gas combination boiler.

Rear Entrance Lobby with UPVC double glazed rear access door and access to the ground floor WC.



On The First Floor

Bedroom One 12'x12' (3.65x3.65)

This room features a coved ceiling and built-in wardrobes.



Bedroom Two 12'1" x 12'1" (3.68m x 3.68m)

The bedroom includes a coved ceiling, a dado rail, a cupboard, and a central heating radiator.



Bathroom 5'9" x 9'7" (1.75m x 2.92m)

The bathroom is fitted with a white suite comprising a WC, hand basin, and a panelled bath. It also features an over-bath electric shower.



Outside

To the rear of the property is a low maintenance styled rear garden which is extensively paved and has dedicated border areas. There is a rear gate which offers convenient access to James Street and the garage & parking



Tenure: Freehold. Please note the property comprises two separate titles: the main dwelling and the garage/land at the rear (Title No. NT378464). Your legal representative will handle the transfer of both titles simultaneously upon completion.

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.