

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

107 Gateford Road, Worksop



- **Investor Opportunity**
 - **Good Location**
 - **3 Bedrooms**
 - **Rear Garden**
- **Walking Distance of Train Station**

Likely to be of interest to investor landlords/developers, this is a surprisingly spacious property with potential to convert the attic space (subject to any necessary planning permission/consent), the property is situated in a great location for access to a wide array of local amenities and within walking distance of the town centre and train station.

£90,000

107 Gateford Road, Worksop S80 1UD

Ground Floor

Lounge

14'5 x 11'9 (4.39 m x 3.58 m)

With a front facing bay window, coved ceiling, central heating radiator wall mounted electric fire.



Dining Room

12'3 x 11'9 (3.73 m x 3.58 m)

Coved ceiling, access door to the cellar, central heating radiator.



Kitchen

10'9 x 6'7 (3.28 m x 2.01 m)

Fully tiled walls, ceramic tiled floor fitted units and complimentary work surfaces with inset stainless steel sink unit, fitted oven and hob.



Utility Room

5'10 x 4'9 (1.78 m x 1.45 m)

On the first floor

Bedroom 1

12'5 x 9'2 (3.78 m x 2.79 m)

With fitted wardrobes and central heating radiator.



Bedroom 2
11'10 x 7'8 (3.61 m x 2.34 m)

Central heating radiator.



Bathroom and WC
7'9 x 6'5 (2.36 m x 1.96 m)

WC, shower, wash hand basin.



Bedroom 3
12'4 x 8'7 (3.76 m x 2.62 m)

Central heating radiator.



Rear Garden

Enclosed with side pedestrian access.



Attic
10'9 x 7'2 (3.28 m x 2.18 m) +10'9 x 9'2 (3.28 m x 2.79 m) +14' x 7'9 (4.27 m x 2.36 m)

External Utility Room
5'10 x 4'9 (1.78 m x 1.45 m)

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.