

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

50 Devonshire Street, Worksop



- Convenient Location Close to the Town Centre
- Re Roofed With UPVC Double Glazing Throughout
 - Gas Combi Central Heating System
- Ideal For First Time Buyers or Investors
- Residents Only Permit Parking Available

Situated in a convenient position close to St Anne's School and Church, and within a short walk of Worksop town centre, this traditionally styled two-bedroom end-of-terrace property offers well-presented accommodation with modern improvements. The property has benefited from a new roof, UPVC double glazing throughout, and a gas combi central heating system. There is also a fitted log-burning stove in the dining room, adding character and warmth. The accommodation would suit a wide range of purchasers, including first-time buyers, downsizers, or buy-to-let investors. Accommodation briefly comprises, bay fronted lounge, dining room with wood burning stove and open access to the kitchen, rear lobby, and ground floor WC. To the first floor are two bedrooms and a family bathroom. Externally, there is a rear garden area with a large timber shed.

Guide Price £120,000-£130,000

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Lounge 13'7" x 11'7" (4.14m x 3.35m) (maximum)

Attractive bay window, floor-to-ceiling brick fireplace with raised hearth, and central heating radiator.



Kitchen 10'5" x 5'10" (3.17m x 1.77m)

Fitted with a range of base, drawer, and wall units, roll-edge work surfaces, inset stainless-steel sink with drainer, and ceramic tiled flooring.



Dining Room 12'5" x 11'6" (3.78m x 3.50m)

Feature floor to ceiling brick fireplace with inset wood burning stove (HETAS-approved installation) set on a raised hearth, central heating radiator and open access to the kitchen.



Rear Lobby

Central heating radiator.

Ground Floor WC

Fitted with WC, wash hand basin, and central heating radiator.

First Floor

Bedroom One 11'9" x 11'7" (3.58m x 3.53m)

Central heating radiator and fitted cupboard.



Bedroom Two 12'6" x 8'9" (3.81m x 2.66m)

Central heating radiator and housing the Ideal gas combi boiler.



Bathroom 9'7" x 6'4" (2.92m x 1.93m)

Fitted white suite comprising WC, wash hand basin, panelled bath with mixer shower tap, and central heating radiator.



Outside

Small forecourt-style garden to the front. Shared side passage leads to an enclosed rear garden, mainly paved and pebbled, with a good-sized timber shed.



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.