

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

3 Birkdale, Worksop



- Sought After Residential Location
- Very Private South Facing Rear Garden Close to a Host of Local Amenities
- Excellent Specification 3 Bedrooms and 2 Reception Rooms
- Ground Floor WC, Drive and Garage

Located in a highly sought-after and elevated residential cul-de-sac, the property occupies an excellent plot with a south-facing rear aspect. The home is well-fitted and presented throughout, and early viewing is highly recommended. The location offers the height of convenience with an abundance of local amenities nearby, including Bassetlaw Hospital, Larwood Surgery, Kilton Forest, and Kilton Golf Course. It also provides easy access by road to the town centre and the A1 at Blyth.

The property benefits from an excellent specification throughout which includes a gas combi boiler, UPVC double glazing, and cavity wall insulation. There is a well-fitted kitchen, two reception rooms, and the convenience of a ground-floor WC and a luxury refitted and remodelled family shower room. Undoubtedly, the pleasant cul-de-sac position and the privacy that the elevated south-facing garden provides are likely to be key factors for the discerning purchaser seeking "that special location"

£ 230,000

3 Birkdale, Worksop, Notts, S81 0HL

Ground Floor

Entrance

Features a composite and double-glazed entrance door leading into the hallway, which includes stairs to the first floor.

Cloakroom (WC)

Fitted with a white suite comprising a low-flush WC and a wash basin set in a vanity unit. Includes a central heating radiator, extractor fan, and shaver point.

Lounge (15'1 x 12'10 / 4.60m x 3.91m)

Features a focal fireplace with a wood surround and inset electric fire, coved ceiling, and double-glazed sliding patio doors opening to the rear patio.



Dining Room (10'11 x 9'3 / 3.33m x 2.82m)

Includes an attractive bay window to the front, an under stairs cupboard, and a central heating radiator.



Kitchen (10'10 x 8'1 / 3.30m x 2.46m)

A comprehensive range of base, drawer, and high-level units with contrasting work surfaces. It includes a composite sink with a mixer tap, plumbing for an automatic washing machine, an integrated fridge, and a built-in Worcester Bosch gas combi boiler.



Rear Entrance Porch

UPVC door to the rear garden.

First Floor

Landing

Features a spindle balustrade and storage cupboard. Includes loft access via a fitted ladder to a light, insulated, and partially boarded loft space.

Master Bedroom (10'4 x 9'10 / 3.15m x 3.00m)

Includes "SHARPS" double wardrobes with sliding doors and a central heating radiator.



Bedroom 2 (9'8 x 9'4 / 2.95m x 2.84m)

Features full-width fitted wardrobes with sliding doors and a central heating radiator.



Bedroom 3 (8'10 reducing to 6'5 / 2.69m reducing to 1.96m)

Includes a double storage cupboard and central heating radiator.

Shower Room (7'8 x 5'5 / 2.34m x 1.65m)

Fully tiled with "Aquaboard" walls and a white suite. It features a vanity unit with an integrated sink and WC, a full-width shower enclosure with a glass screen, inset ceiling lights, and an extractor fan.



Outside

An attractive garden area to the frontage, with driveway to the side providing parking and access to the garage.

Garage (16'10 x 7'11 / 5.13m x 2.41m)

Equipped with an up-and-over door, a courtesy door, power, and lighting.

The enclosed rear garden is south-facing and elevated to provide excellent privacy. It features a large patio, attractive borders, artificial grass, and ornamental pathways with outside lighting and with a useful potting shed to the rear of the garage.

Additional

Includes a rear entrance porch with a UPVC double-glazed door and a potting shed (8'10 x 6'9 / 2.69m x 2.06m) with power and light.



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.