



Edinburgh Road, Worksop S80 2UE

welcome to

Edinburgh Road, Worksop

Offered for sale with NO UPWARD CHAIN this THREE bedroom SEMI DETACHED home located centrally in Worksop offering an array of essential amenities close by including an OFSTED rated secondary school and local primary schools, Priory shopping centre, ASDA and Morrisons supermarkets.



Edinburgh Road, Workso

Entrance Hall

Step inside via the front facing entrance door leading in to the hall with stairs to the first floor, a central heating radiator, and a side facing double glazed window.

Lounge

Front facing double glazed window, a central heating radiator and an electric fire with surround

Dining Room

Rear facing double glazed sliding door to the garden and tiled flooring.

Kitchen

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, space for washing machine, an integrated oven with hob and extractor above, side facing double glazed window and a rear facing entrance door.

Landing

Side facing double glazed window.

Bedroom One

Double bedroom with a front facing double glazed window, a central heating radiator and built in wardrobes to one wall.

Bedroom Two

Double bedroom with a rear facing double glazed window, a central heating radiator and two storage cupboards.

Bedroom Three

Front facing double glazed window and a central heating radiator

Bathroom

Fitted with a three piece suite comprising a bath with shower over, WC, wash hand basin, part tiled walls, and a rear facing double glazed obscure window.

Exterior

To the front double gates to the hardstanding driveway providing off street parking, a pebbled area and gate to the side giving access to the rear.

To the rear a pebbled yard, raised planter and access to the outbuildings.

Outbuildings

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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Edinburgh Road, Worksop

- Three bedroom semi detached
- Driveway providing off street parking
- Enclosed pebbled yard
- Close to amenities
- Outbuildings to the rear

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115760 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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