

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 53 Church Walk Worksop



- **Central Worksop position**
  - **Two bedrooms**
- **Lounge with feature cast iron ornamental fireplace**
  - **Fitted Kitchen**
  - **Enclosed rear yard**

A Two-bedroom town property in a central Worksop location, moments from the town centre, park, library and transport links. Lounge with feature fireplace, fitted kitchen, rear lobby and ground floor bathroom. uPVC double glazing, gas combi heating and alarm. Enclosed rear garden with rear access.

£ 90,000

# 53 Church Walk Worksop

## Ground Floor

### Entrance Hallway

**Lounge 4.29m x 3.18m reducing to 3.04m (14'1" x 10'5" reducing to 10'0")**

Feature cast iron ornamental fireplace with raised brick hearth; uPVC double glazed window to front elevation; uPVC double glazed front entrance door; staircase rising to the first floor. Central heating radiator.



**Kitchen 2.93m x 2.00m (9'7" x 6'7")**

Range of base, drawer and high-level cupboards; fitted roll-top work surfaces; fitted stainless steel sink unit; tiled splashbacks; fitted appliances include electric oven and stainless steel hob unit; flooring as specified; door to rear lobby. Central heating radiator.



### Rear Entrance Lobby

uPVC double glazed window to rear yard area; access to bathroom and rear garden. Heating element if any not stated.

### Ground Floor Bathroom

Knuckleboard walling; low flush WC; pedestal wash basin; panelled bath. Stainless steel towel rail.



**Bedroom One 3.34m x 3.22m reducing to 2.70m (10'11" x 10'7" reducing to 8'10")**

Laminate flooring; built-in storage cupboard. Central heating radiator.



**Bedroom Two 2.96m x 1.90m (9'9" x 6'3")**

Built-in storage cupboard. Central heating radiator.



**Outside**

**Rear Yard**

Enclosed garden area with rear access gate; fitted benching; outside tap; outside courtesy light.



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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.

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