

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 78 Kingsway, Worksop



- **Three Bedroom Semi Detached Property**
- **Popular Location for Families**
- **Close to Local School, Hospital and Railway Station**
- **Lovely Garden to the Rear**

Three-bedroom family home located in this popular residential location offering easy access to a wide range of local amenities. Kingsway is within easy walking distance of Bassetlaw hospital, Worksop railway station and Sir Edmund Hillary primary school and nursery. The property is located on a very pleasant plot with attractive gardens to the front and rear with a gated drive to the front. The well-proportioned family living space includes, entrance hall, down stairs WC, lounge, separate dining room, fitted kitchen. There are three first floor bedrooms and family bathroom. An early inspection by appointment is fully recommended to avoid disappointment.

£ 165,000

# 78 Kingsway, Worksop, Notts, S81 0AG

## Entrance Hall

UPVC double glazed entrance door and ground floor WC (Sani flow system)

## Lounge 12'7 x 12'6 (3.83m x 3.81m)

With fitted gas fire set in a feature fireplace and central heating radiator.



## Dining Room 11'2'' x 9'4'' (3.40 x 2.84m)

With UPVC double glazed rear doors to the garden and central heating radiator.



## Kitchen 11'7'' x 7'5'' (3.53m x 2.26m)

Including a comprehensive range of fitted units combining base drawer and high-level units, fitted roll edge work surfaces, fitted stainless steel oven, stainless steel hob and extractor fan, plumbing for automatic washing machine and ceramic tiled floor.



## On The First Floor

### Landing

Fitted cupboard housing the ideal gas combi central heating boiler (installed 2026), with the balance of a 10 year Guarantee.

### Bathroom

With fitted white suite including a panelled bath with overhead showers, pedestal hand basin and separate WC.

### Bedroom One 12'8'' x 8'7'' (3.86m x 2.61m)

Fitted double wardrobe, dressing table and central heating radiator.



## Bedroom Two 11'3" x 9'2" (3.42m x 2.79m)

Central heating radiator.



## Bedroom Three 8'8" x 7'11" (2.64m x 2.41m)

Reducing to 5'2" fitted bulkhead storage cupboard and central heating radiator.



## Outside

To the front of the property is an attractive garden area, with fence to the boundary, a lawned frontage and established borders, to the side a gated drive and pedestrian access gate.

## To The Side

A side access gate leads to a covered side passage with fibre glass roof, 2 storage areas and a rear door to the rear garden.

## Rear Gardens

A very pleasant garden offering well dimensions an attractive lawn and vegetable patch, established borders and two apple trees.



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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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