

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 7 Colsterdale, Worksop



- **Three Bedroom Detached Family Home**
- **Popular Residential Location**
- **Gardens Front and Rear**
- **Drive and Garage**

This is a well-proportioned three-bedroom detached family home situated in the popular Dales Park residential development. Located just off Blyth Road, the property is close to local services and open countryside while offering excellent road links. While the home would benefit from some cosmetic improvement, it features uPVC double glazing, gas central heating, a private driveway, and an integral garage. The accommodation in brief comprising – Kitchen, full width lounge to the rear, three bedrooms and bathroom, gardens front and rear, driveway and integral garage .

£ 170,000

# 7 Colsterdale, Worksop, S81 0XH

## Ground Floor

UPVC double-glazed entrance door.

### Kitchen 11'4" x 8'6" (3.45m x 2.59m)

UPVC double-glazed entrance door and with range of fitted units including base, drawer, and high-level cupboards. Includes roll-top work surfaces and a stainless steel sink. An integral courtesy door provides direct access to the garage.



### Lounge 17'1" x 12'1" (5.20m x 3.68m)

Includes a fireplace with a raised hearth and a fitted gas fire. The room features a central heating radiator and uPVC French-style doors leading to the garden.



## First Floor

### Bedroom 1 - 11'8" x 8'6" (3.55m x 2.59m)

Includes a central heating radiator.



### Bedroom 2 - 12'3" x 9'0" (3.73m x 2.74m)

Equipped with a central heating radiator.



### Bedroom 3 - 9'0" x 6'9" (2.74m x 2.05m)

Equipped with a radiator.



### Bathroom

Features a white suite including a WC, hand basin, and a panelled bath.



### Outside & Garage

#### Frontage

Lawned front area with a driveway providing off-road parking and access to the garage.

#### Garage 15'8" x 7'11" (4.77m x 3.53m)

Features an "up and over" access door the garage It is currently split with a temporary partition and a raised floor to create two storage rooms. The garage also houses the wall-mounted Ideal Logic Plus gas central heating boiler and has an UPVC double-glazed side entrance door.

#### Rear Garden

An enclosed garden offering reasonable privacy. The outdoor space includes a pathway, a pebbled area, a patio, and artificial grass



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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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