

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

4 Burns Road, Worksop



- Popular residential area
- Three bedroom semi detached
- Recently redecorated, refurbished bathroom
 - Block paved driveway
- Enclosed south facing garden

Three-bedroom semi-detached home in a popular Worksop location, recently redecorated and offered with vacant possession and no onward chain. Fitted kitchen with dining area, lounge with fireplace and French doors, side porch, ground-floor WC, refurbished bathroom, separate WC, double-width driveway and an enclosed, south-facing rear garden.

£ 170,000

4 Burns Road, Worksop S81 0QQ

Ground Floor

Entrance Hallway

UPVC double-glazed front entrance door providing access to the kitchen and stairway. Central heating radiator at the end.

Lounge 11'7 x 15'10 (3.53m x 4.82m)

Fitted fireplace and surround with inset electric fire. Coving to ceiling. UPVC double-glazed French-style doors opening to the rear garden. Central heating radiator at the end.



Kitchen 5.37m x 2.60m reducing to 1.63m (17'7" x 8'6" reducing to 5'4")

Fitted with a comprehensive range of base, drawer and high-level cupboard units, complemented with roll-edge work surfaces. Stainless-steel and glass double oven, four-ring stainless-steel gas hob and stainless-steel extractor fan. Plumbing and provision for an automatic washing machine. Opens to dining area. Radiator placed last.



Dining Area

Opens from the kitchen with defined space for a table. Central heating radiator positioned last.

Inner Lobby

Links reception areas with access onward. Radiator last if applicable.

Side Entrance Porch

UPVC double-glazed access doors to both the front and the rear, with access to a store area. Central heating element last if present.

Store (off Side Porch)

Storage accessed from the side porch. Heating element last if present.

Ground Floor WC

Located off the side porch. Heating element last if present.

FIRST FLOOR

Landing

Loft access hatch. Heating element last if present.

Bedroom 1 3.53m x 3.20m (11'7" x 10'6")

Two built-in storage cupboards. Central heating radiator last.



Bedroom 2 3.41m x 2.93m (11'2" x 9'7")

Built-in storage cupboard. Central heating radiator last.

**Bedroom 3 2.76m x 2.53m (9'1" x 8'4")**

Central heating radiator at the end

**Bathroom**

Recently refurbished with wall panelling, panel bath, glazed shower screen and over-bath shower. Central heating radiator last if present.

**Separate WC**

Wall panelling

OUTSIDE**Front Garden**

Attractive frontage with lawn area to the side. Heating elements not applicable.

Driveway

Double-width block paved driveway to the front. No garage.

Rear Garden

Enclosed and south facing with generous lawn, fruit trees, established borders and a timber shed.



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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