

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

28 The Pines, Worksop



- **Two Bedroom Modern Mid Terrace House**
- **Ideal for First Time Buyers or Investors**
 - **Lounge with Double Doors to Garden**
 - **South Facing Rear Garden**
 - **Allocated Parking Space**
- **Positioned Close to Town Centre Amenities**

A two-bedroom modern mid-terrace property representing an excellent opportunity for first-time buyers and investors alike. The accommodation includes a fitted kitchen, a lounge with garden access, and a first-floor bathroom. Benefiting from a south-facing rear garden and an allocated parking space, the property is conveniently situated close to Worksop town centre.

£ 125,000

28 The Pines, Worksop S80 2LQ

Ground Floor

Kitchen 3.82m x 3.17m (12'6" x 10'5")

Fitted with a range of base, drawer, and high level units. Fitted gas hob, electric oven, and fitted cooker hood. Plumbing for an automatic washing machine is provided. With an extractor fan and a central heating radiator.



Inner Hall

With stairway to the first floor accommodation.

Ground Floor WC

Comprising a low flush WC and wash hand basin.

Lounge 3.77m x 3.20m (12'4" x 10'6")

With double doors leading to the rear garden and a central heating radiator.



First Floor

Bedroom 1 3.23m x 3.19m (10'7" x 10'6")

With a central heating radiator.



Bedroom 2 3.22m x 2.12m (10'7" x 6'11")

With a central heating radiator.

Bathroom 2.20m x 1.58m (7'3" x 5'2")

Fitted with a panel bath, wash hand basin, and a low flush WC.

Outside

Rear Garden

A pleasant rear garden area with a southerly aspect.



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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