MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

28 Shireoaks Row, Shireoaks



• Located in the Sought After Village of Shireoaks
• Positioned Opposite Allotment Gardens and St. Lukes Church
• Within Walking Distance to Local Shop, Wine & Craft Bar and Shireoaks Railway
• Excellent Rail Links via Sheffield and Retford
• Vacant Possession

Situated within an iconic row of properties directly opposite the allotment gardens and St. Luke's Church, the home occupies a prime position within easy reach of village amenities, including a local shop, wine and craft bar, and Shireoaks Station with its excellent rail links via Sheffield and Retford. Having been refurbished this three bedroomed property has been well maintained and features quality kitchen and bathroom and a modern gas central heating system. Accommodation is arranged over the floors, there is an enclosed rear yard and parking space (possibly a garage space subject to necessary planning etc) to the rear. Vacant possession no upward chain.

£ 165,000

Tel: 01909 479977 **Fax:** 01909 479966 **E-mail:** info@mellorandbeer.co.uk **Web:** www.mellorandbeer.co.uk

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Ground Floor

Lounge 13'4" x 11'6" (4.06m x 3.51m)

A primary reception room featuring UPVC double glazed window, UPVC door, and laminate flooring.



Kitchen 11'0" x 8'1" (3.35m x 2.46m)

Fitted with contemporary base units, drawers, and high-level cupboards. Includes a Belfast-style sink, integrated oven and hob, and plumbing for an automatic washing machine.



First Floor

Bedroom One 13'5" x 8'2" (4.09m x 2.49m)

Inset ceiling lighting and a central heating radiator.



Family Bathroom

A modern, fully tiled suite comprising a vanity unit with wash hand basin, low-flush WC, and a heated towel rail.



Second Floor

Attic Bedroom

A spacious and well-proportioned bedroom.



Exterior

Rear Yard

An enclosed yard area. Outbuildings: Three storage sheds. Parking to the rear (potential for garage, subject to planning etc.)





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.

Theses paticulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.
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