

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

192 Gateford Road Worksop



- **Traditional 2 Bedroomed mid terrace**
 - 2 separate reception rooms
 - Recently re decorated
 - Four piece bathroom suite
- **Convenient location for train station and motorway networks**

A recently decorated two-bedroom mid terrace property, re-roofed and offered for sale with no upward chain. The layout includes two reception rooms, a fitted kitchen, and a four-piece first-floor bathroom. Benefiting from an enclosed rear garden, the property is an excellent opportunity for first-time buyers or buy-to-let investors. Early viewing is strongly advised.

£ 105,000

192 Gateford Road Worksop S81 7AR

Ground Floor

Lounge 3.66m x 3.66m (12'0" x 12'0")

With a feature fireplace with an inset electric fire, coved ceiling with ceiling rose and UPVC double glazed entrance door. Central heating radiator.



Inner Lobby

With a fitted double cupboard.

Dining Room 3.65m x 3.65m (12'0" x 12'0")

With a fitted storage cupboard and laminate flooring. Central heating radiator.



Kitchen 3.77m x 1.92m (12'4" x 6'4")

With a comprehensive range of fitted base, drawer and high-level cupboard units complemented with fitted roll-top work surfaces and an inset stainless steel sink unit and mixer tap. There is a concealed i-mini C30 gas combination central heating boiler, a stainless steel oven, a stainless steel hob, and plumbing for an automatic washing machine. The room is partly tiled and has a UPVC double glazed rear entrance door. Central heating radiator.



First Floor

Bedroom 1 3.72m x 3.37m (12'2" x 11'1")

With a fitted double wardrobe. Central heating radiator.



Bedroom 2 3.46m x 2.62m (11'4" x 8'7")

Central heating radiator.



Rear Garden

To the rear of the property, there is gated access to a rear garden area with two outbuildings and timber shed.



Bathroom 3.79m x 1.97m (12'5" x 6'6")

With a four-piece suite comprising a WC, pedestal wash hand basin, and panelled bath. There is a separate shower enclosure. Central heating radiator.



Outside

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.

These particulars, 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. No person in this firm's employment has the authority to make or give any representation in respect of the property.