

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

55 Harley Close, Worksop



- **Modern Three Bedroom Townhouse**
- **Recently Refitted Kitchen & Bathroom**
 - **En Suite to Master Bedroom**
 - **Double Parking Space to Front**
- **Enclosed Rear Garden Backing onto Allotments**
 - **Freehold Transferred on Completion**

A modern three bedroom townhouse, situated in a popular residential area with convenient access to Worksop town centre and local schools. The property offers well-presented accommodation, having been improved with a recently refitted kitchen and bathroom. The layout includes a practical entrance hall with a ground floor WC, a good-sized lounge with direct access to the garden, and an impressive kitchen fitted with high gloss units and a range of integrated appliances. To the first floor, there are three bedrooms, with the master bedroom benefiting from an en-suite shower room, in addition to the main family bathroom. Externally, the property provides a double parking space at the front. The rear garden is fully enclosed, featuring a combination of lawn and decking, with established borders and a useful shed. The position is notable, as the rear boundary backs directly onto private allotments.

£ 165,000

55 Harley Close, Worksop, S80 3BF

Ground Floor

Entrance Hallway

With stairs leading to the first floor. Central heating radiator.

WC

Fitted with a white suite comprising a low flush WC and a pedestal wash hand basin. Extractor fan. Central heating radiator.

Lounge 4.51m x 3.85m (14'10" x 12'8")

UPVC double glazed sliding patio doors opening to the rear garden. Central heating radiator.

Kitchen 4.94m x 3.98m (16'2" x 13'1")

Fitted with an excellent range of high gloss base, drawer and high-level cupboards with contrasting work surfaces. Built-in appliances include an oven, hob and extractor fan with a glazed splashback. There is a built-in fridge freezer and a void with plumbing for an automatic washing machine. The floor is ceramic tiled.



First Floor

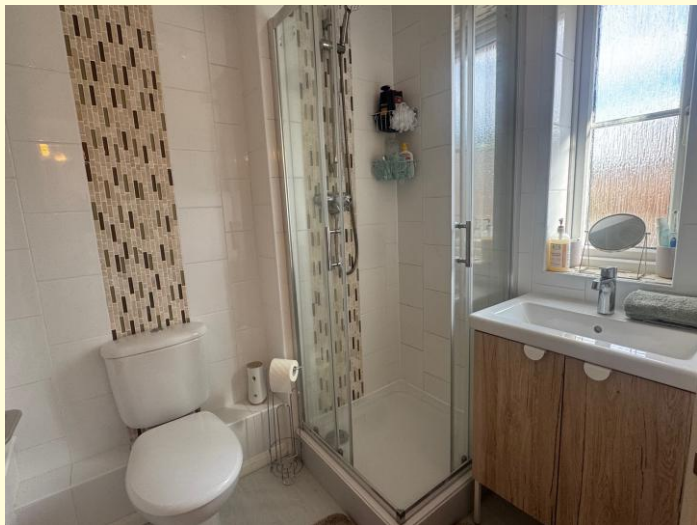
Bedroom 1 3.63m x 2.78m (11'11" x 9'1")

Central heating radiator.



En-Suite Shower Room

Comprising a low flush WC, pedestal wash hand basin and a walk-in shower cubicle.



Bedroom 2 3.36m x 2.78m (11'0" x 9'1")

Central heating radiator.



Bedroom 3 2.59m x 2.09m (8'6" x 6'10")

Central heating radiator.



Family Bathroom

Refitted with a white suite comprising a panelled bath, WC and hand basin. Central heating radiator.

External

Front

A double parking space provides off-road parking.

Rear Garden

An enclosed garden with areas of decking and lawn, complemented by established borders and a paved pathway. There is a garden shed for storage. The rear of the property adjoins private allotments.



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.