

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

14 Southdene, Worksop



- **Three Bedroom Family Home**
- **Spacious Dining Kitchen**
- **Gas Central Heating and Double Glazing**
- **Enclosed Front and Rear Gardens**
- **Popular Residential Location**
- **Offered With no Upward Chain**

We are pleased to market this well-proportioned three-bedroom family home, situated in a popular residential area of Worksop. The property offers gas central heating and UPVC double-glazing. This home provides practical living space, including a good-sized lounge, a large dining kitchen with patio doors, and the benefit of a ground floor WC. With three bedrooms and a family bathroom, it is ideally suited for first-time buyers or a growing family. The enclosed rear garden is low-maintenance and includes double gates for access.

£ 140,000

14 Southdene, Worksop S81 0SA

Ground Floor

Entrance Hall 2.49m x 2.42m (8'2" x 7'11")
With a composite double glazed entrance door.

Inner Hall

Stairway to the first floor. Central heating radiator.



Ground Floor WC

Low flush WC and a wall mounted hand basin.
Central heating radiator.

Lounge 4.71m x 3.21m (15'5" x 10'6")

Coving to the ceiling. Two central heating radiators.



Dining Kitchen 5.37m x 2.80m (17'7" x 9'2")

A range of fitted units including base, drawer, and high-level cupboards. Fitted electric double oven and a five-ring gas hob unit with stainless steel splashback and stainless steel extractor fan. UPVC double-glazed patio-style doors to the rear. Central heating radiator.

First Floor

Landing

Loft access.

Bedroom 1 4.72m x 2.58m (15'6" x 8'6")

Central heating radiator.



Bedroom 2 3.91m x 2.83m (12'10" x 9'3")

Central heating radiator.



Bedroom 3 2.78m x 2.18m (9'1" x 7'2")

Central heating radiator.



Bathroom

Low flush WC, pedestal hand basin, and bath with tiled splashbacks and an over bath shower unit. A wall mounted Logic gas combination boiler. Stainless steel towel rail.

Outside

Front Garden

An enclosed front garden area which is lawned.



Rear Garden

A paved enclosed garden area to the rear with double rear access gates and an area of artificial grass.

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.