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.

£ 120,000

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

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.

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

M373 Printed by Ravensworth Digital 0191 2303553