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FOR SALE

£170,000

Kingsway, Worksop, Nottinghamshire. S81 0AG



Offered for sale with no chain involved with an early viewing is recommended for this generous sized three bedroom extended semi detached family home that benefits from gas central heating and uPVC double and is situated close to Sir Edmund Hillary school. Being well presented and decorated, the accommodation comprises of; entrance porch/lobby, lounge, extended dining kitchen with high gloss white units and integrated appliances, direct open access to the conservatory, sitting/play room with front opening French doors (currently used as storage room). On the first floor; landing, three bedrooms and extended four piece bathroom. Outside; front and rear gardens, driveway.

Ground Floor

Entrance Porch/Lobby

With entrance door, ceramic tiled floor, stairs to the first floor.

Lounge 4.98m x 4.22m (16' 4" x 13' 10")

With a front facing bow window, central heating radiator.

Extended Dining Kitchen 7.60m x 2.78m (24' 11" x 9' 1")

With wall and base fitted units, worksurfaces, sink unit with mixer tap, built in electric oven with extractor above and electric oven below, rear facing door, two rear facing windows, open access into the conservatory, two central heating radiators. Wall mounted Boiler.

Conservatory 3.26m x 2.46m (10' 8" x 8' 1")

With doors to the side.

Store Room /Play Room 4.16m x 3.38m (13' 8" x 11' 1")

French opening doors, central heating radiator, currently used as storage.

First Floor

Landing

Bedroom One 4.41m x 3.10m (14' 6" x 10' 2")

With a front facing window, central heating radiator.

Bedroom Two 3.11m x 2.69m (10' 2" x 8' 10")

With a rear facing window, central heating radiator.

Bedroom Three 2.63m x 1.81m (8' 8" x 5' 11")

With a front facing window, central heating radiator.

Extended Bathroom

Split into two sections with panelled bath, wash hand basin, low flush w.c., two rear facing windows, central heating radiator.

Outside

Driveway

Gardens

Rear garden being a generous with lawn, borders and shrubs.

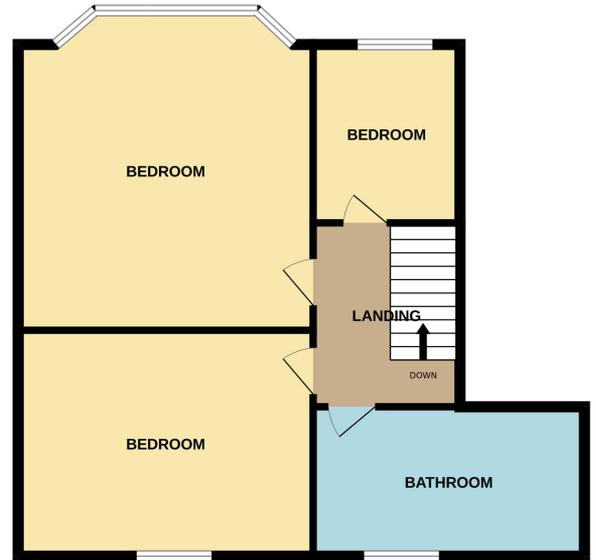




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	