

FOR  
SALE



17 Maple Leaf Gardens, Worksop, Nottinghamshire S80 2PR

£165,000 - Freehold



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## PROPERTY SUMMARY

Offered for sale with no chain being involved and with an early viewing being advised is this three bedroom end town house that has gas central heating and uPVC double glazed windows. Of interest for first time buyers, the property is well placed for local amenities with the accommodation comprising of; side entrance hallway, W.C., rear lounge with French doors to the garden, dining kitchen with fitted units, split level cooker. On the first floor; landing, three bedrooms and white fitted bathroom suite. Outside; enclosed rear garden, double parking to the front.

## POINTS OF INTEREST

- *Of Interest FTB's/Investors*
- *Sought After Area*
- *Three Bedroom*
- *End Town House*
- *Gas Central Heating*
- *uPVC DG*
- *Double Width Parking*
- *No Chain Involved*
- *Viewing Highly Advised*
- *Close To All Amenities*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

UPVC entrance door with glazed glass and central heating radiator.

#### W.C

Low flush w/c, wash basin, side aspect window and central heating radiator.

#### Lounge 4.48m x 3.58m (14' 8" x 11' 9")

Electric coal and flame effect fire, side aspect window, French doors overlooking the rear garden and under stair store cupboard.

#### Dining Kitchen 4.41m x 3.65m (14' 6" x 12' 0")

One and a half bowl sink unit set into work tops, range of cupboards and drawers below, wall cupboards above with shelving, integrated dishwasher, four ring hob, oven below, tiled splash back to walls, front bay window, central heating radiator, plumbing for automatic washing machine, cupboard housing gas central heating boiler and under unit lighting.

### First Floor

#### Landing

Spotlights to the ceiling and loft access.

#### Bedroom One 4.52m x 3.18m (14' 10" x 10' 5")

Two front aspect windows and central heating radiator.

#### Bedroom Two 2.69m x 2.48m (8' 10" x 8' 2")

Rear facing window, central heating radiator.

#### Bedroom Three 3.49m x 1.90m (11' 5" x 6' 3")

Rear facing window, central heating radiator.

#### Bathroom

Three piece suite comprising of bath, shower attachment, low flush w/c, pedestal wash basin, heated towel rail, part tiled walls and glazed window.

### Outside

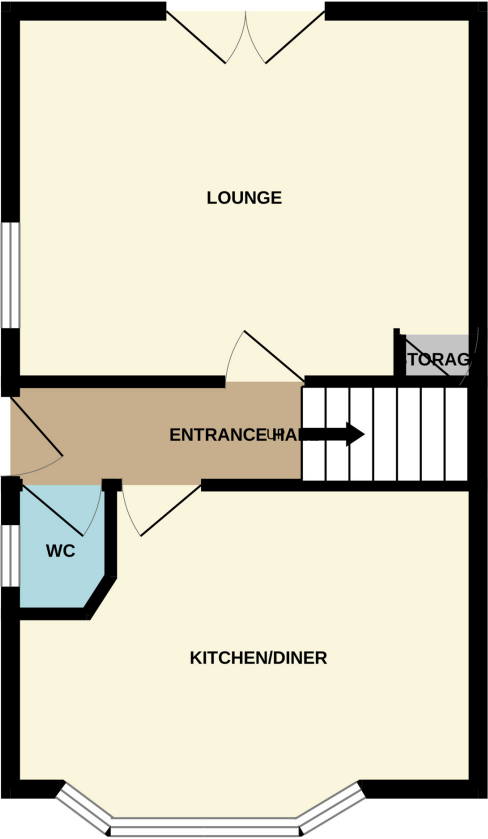
#### Rear Garden

Enclosed with lawn and patio.

#### Double Width Parking

To the front.

GROUND FLOOR



1ST FLOOR

