



T: 01909 509001  
E: [info@bartropanddilks.co.uk](mailto:info@bartropanddilks.co.uk)  
W: [www.bartropanddilks.co.uk](http://www.bartropanddilks.co.uk)  
A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£127,000

Welbeck Street, Whitwell, Worksop, Nottinghamshire. S80 4TP



Of possible interest to first time buyers with an internal inspection being most highly recommended is this well presented and decorated two bedroom plus nursery/dressing room with gas central heating and uPVC double glazed windows. Offered for sale with no chain being involved and being set within this sought after area that is close to all local amenities, the accommodation comprises of; lounge with fire surround, inner lobby, dining room with fire surround and fire, well fitted kitchen. On the first floor; landing, two double bedrooms, both with built in wardrobes, from bedroom two you have access to the nursery/dressing room which in turn leads to the modern white fitted bathroom suite. Outside; gardens to the front and rear, the rear being well enclosed with a patio, outside W.C. Viewing advised.

## Ground Floor

### Lounge 3.78m x 3.51m (12' 5" x 11' 6")

With entrance door, front facing window, central heating radiator, fire surround.

### Inner Lobby

With stairs to the first floor.

### Dining Room 4.25m x 3.66m (13' 11" x 12' 0")

With a rear facing window, fire surround and electric fire, storage, central heating radiator.

### Kitchen 3.92m x 1.96m (12' 10" x 6' 5")

With a good range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, cooker and fridge freezer space, plumbing for an automatic washing machine, side window and door, wall mounted boiler.

## First Floor

### Bedroom One 3.73m x 3.57m (12' 3" x 11' 9")

With a built in double wardrobe, front facing window, central heating radiator.

### Bedroom Two 4.19m x 3.68m (13' 9" x 12' 1")

With a built in double wardrobe, rear facing window, central heating radiator, cylinder airing cupboard.

### Nursery/Dressing Room 2.11m x 1.98m (6' 11" x 6' 6")

Accessed form bedroom two with a side facing window, central heating radiator, access to the bathroom.

### Bathroom

With a white suite that comprises of; panelled bath, wash hand basin, low flush w.c, rear facing window, tiling, tiled floor, central heating radiator.

### Outside

#### Gardens

To the front and rear. The rear being enclosed with lawn, shrubs and a patio area. garden shed.

#### W.C

With a low flush w.c, wash hand basin.





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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