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FOR SALE

£135,000

Carlton Road, WORKSOP, S81 7LA



Offered for sale with no chain and of interest to first time buyers, is this well presented and decorated two double bedroom semi detached home that has gas central heating and uPVC double glazed windows. Being of interest to investors/landlords with an internal inspection being highly recommended, the accommodation in brief comprises of; side entrance lobby, lounge with fire surround and front bay window, dining room providing access to the cellar, well fitted kitchen with split level cooker. On the first floor; landing, two double bedrooms and four piece fitted white bathroom suite. Outside; off road parking to the front, generous size rear garden. Viewing advised.

Ground Floor

Entrance Lobby

With entrance door, stairs to the first floor.

Lounge 3.59m x 3.50m (11' 9" x 11' 6")

With feature fire place and front facing bay window, central heating radiator.

Dining Room 3.77m x 3.54m (12' 4" x 11' 7")

Providing cellar access, rear French door, central heating radiator.

Kitchen 2.68m x 2.13m (8' 10" x 7' 0")

Well fitted kitchen with wall and base fitted units, worksurfaces, sink unit, plumbing for an automatic washing machine, two side facing windows, enclosed gas fired central heating boiler, gas hob, electric oven, extractor, plumbing for an automatic washing machine.

First Floor

Bedroom One 3.77m x 3.47m (12' 4" x 11' 5")

Double bedroom with storage cupboard, front facing window, central heating radiator.

Bedroom Two 3.83m x 2.60m (12' 7" x 8' 6")

Double bedroom with rear facing window, central heating radiator.

Family Bathroom

With four piece suite including roll top bath, shower cubicle and mains shower, low flush w.c, wash hand basin, heated towel rail, rear facing window.

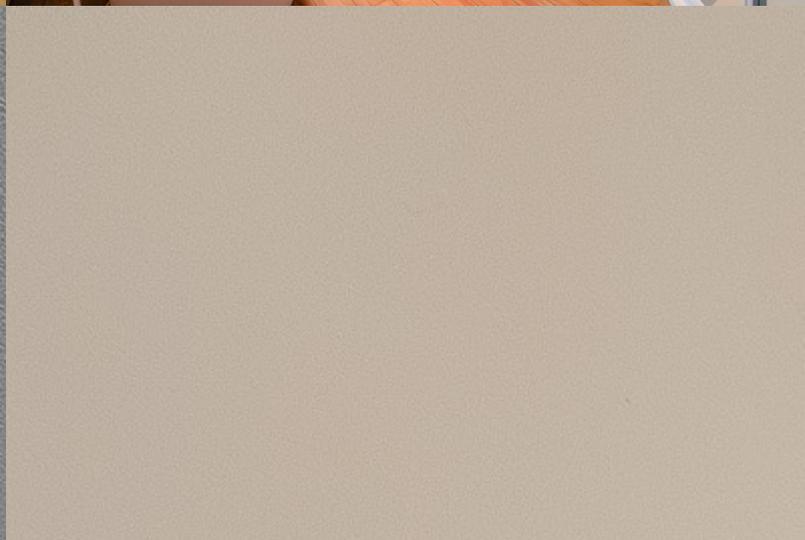
Outside

Rear Garden

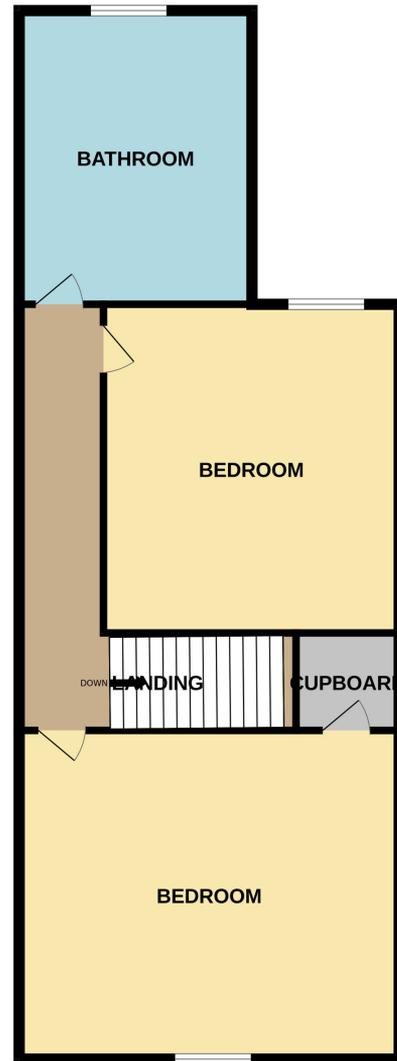
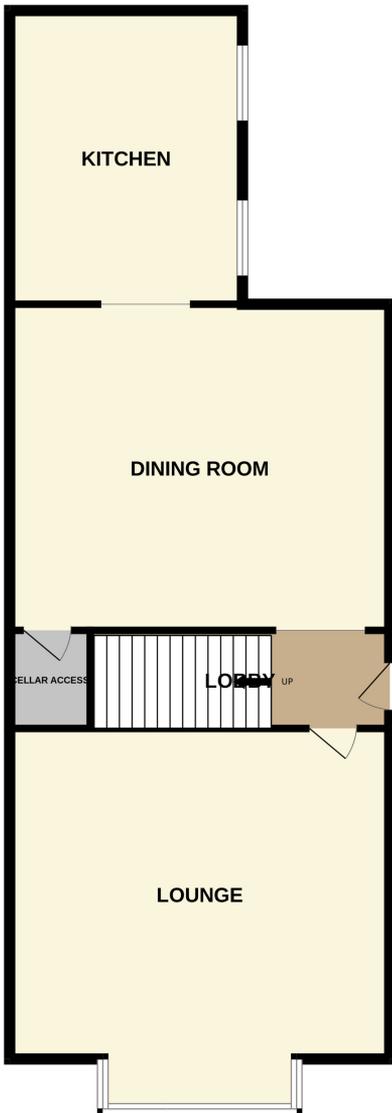
Being enclosed and of a generous size with lawn. borders and shrubs.

Off Road Parking

To the front.







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		
(69-80)	C		81
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	