

FOR  
SALE



38 George Street, Worksop, Nottinghamshire S80 1QL

£180,000 - Freehold



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## PROPERTY SUMMARY

Of interest to first time buyers and being situated in this highly sought after area, is this well presented and decorated two bedroom semi detached home that has gas central heating and uPVC double glazed windows. Having a high standard of fixtures and fittings and generous size accommodation, the property is well placed for the Train Station and all local amenities. The accommodation comprises of; entrance hallway, cellar, lounge with log burner, dining room with French doors to the rear garden, excellent fitted kitchen with modern units and split level cooker. On the first floor; landing, two bedrooms and four piece high quality bathroom suite. Outside; off road parking to the front, rear enclosed garden with extensive decking and entertainment/home office. Viewing is highly recommended.

## POINTS OF INTEREST

- *Of Interest First Time Buyers*
- *High Specification Throughout*
- *Well Decorated & Presented*
- *Inspection Strongly Advised*
- *Two Bedroom*
- *Semi Detached*
- *GFCH & uPVC DG*
- *Two Reception Rooms*
- *Bathroom With Four Piece Suite*
- *Entertainment Room*
- *Close To All Local Amenities*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

With entrance door, central heating radiator, stairs to the first floor, access to cellar.

#### Lounge 4.06m x 3.85m (13' 4" x 12' 8")

With a front bay window, inset log burner, central heating radiator.

#### Dining Room 4.08m x 3.92m (13' 5" x 12' 10")

with storage, rear facing French doors to the garden, central heating radiator.

#### Kitchen 4.23m x 2.18m (13' 11" x 7' 2")

With modern wall and base units, worksurfaces, bowl and half sink unit with mixer tap, side facing window, plumbing for an automatic washing machine, gas hob, extractor, electric oven, central heating radiator.

### First Floor

#### Landing

L shaped landing with storage and central heating radiator.

#### Bedroom One 4.98m x 3.41m (16' 4" x 11' 2")

With two front facing windows, central heating radiator.

#### Bedroom Two 4.07m x 2.62m (13' 4" x 8' 7")

With a rear facing window, central heating radiator.

#### Bathroom 4.24m x 2.14m (13' 11" x 7' 0")

Modern four piece suite with panelled bath, double shower cubicle and mains shower, wash hand basin, low flush w.c, heated towel rail, tiling, rear facing window.

### Outside

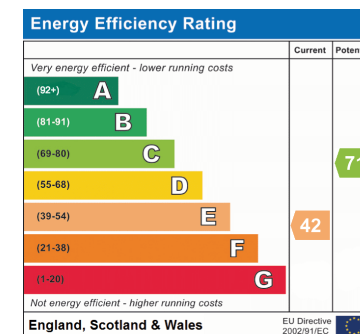
#### Off Road Parking

To the front.

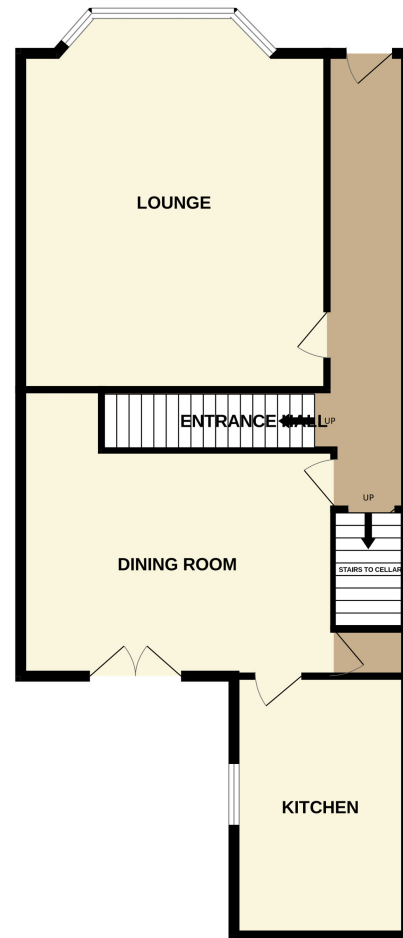
#### Rear Garden

Low maintenance with extensive decking.

#### Entertainment/Home Office 3.49m x 1.94m (11' 5" x 6' 4")



GROUND FLOOR



1ST FLOOR

