

FOR
SALE



75 Coniston Road, Worksop, Nottinghamshire S81 7PP

£170,000 - Freehold



78, Bridge Street, Worksop, S80 1JA 01909 509001 info@bartropanddilks.co.uk

PROPERTY SUMMARY

Offered for sale with no chain being involved with an internal inspection being most highly recommended is this well presented and decorated three bedroom extended semi detached home that has gas central heating and uPVC double glazed windows. Of interest for first time buyers and having a high standard of fixtures and fittings, the property is set within this sought after area and in distance to all local amenities and primary schools. The accommodation comprises of; entrance hallway, lounge with patio doors to the conservatory, excellent fitted dining kitchen. On the first floor; landing, three bedrooms and refitted modern shower room with double walk in shower area. Outside; gardens to the front and rear, the rear being a generous size and being well laid out.

POINTS OF INTEREST

- *No Chain Involved*
- *Of Interest Growing Families/FTB's*
- *High Standard Fixtures & Fittings*
- *Close To All Amenities*
- *Three Bedroom*
- *Extended Semi Detached*
- *Gas Central Heating and uPVC Double Glazed*
- *Conservatory*
- *Driveway*
- *Inspection Advised*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With entrance door, stairs to the first floor, understairs storage, central heating radiator.

Lounge 3.93m x 3.44m (12' 11" x 11' 3")

With a feature fireplace, central heating radiator, sliding patio doors to the conservatory.

Conservatory 2.95m x 2.59m (9' 8" x 8' 6")

Being uPVC double glazed with side facing French doors to the garden, central heating radiator.

Dining Kitchen 5.91m x 3.02m (19' 5" x 9' 11")

With a high range of fitted wall and base units, worksurfaces, sink unit, free standing electric cooker, plumbing for an automatic washing machine and dishwasher, front, side and rear windows, door to the side, storage, central heating radiator

First Floor

Landing

With a storage cupboard housing the wall mounted gas fired central heating boiler, front facing window.

Bedroom One 3.63m x 3.221m (11' 11" x 10' 7")

With a storage/wardrobe area, rear facing window, central heating radiator.

Bedroom Two 3.26m x 2.91m (10' 8" x 9' 7")

With a storage/wardrobe area, rear facing window, central heating radiator.

Bedroom Three 2.60m x 2.52m (8' 6" x 8' 3")

With a front facing window, central heating radiator.

Shower Room

High quality modern suite with a double shower and mains shower, wash hand basin set within a vanity unit, low flush w.c, two side facing windows, tiling.

Outside

Driveway

Off road parking to the side.

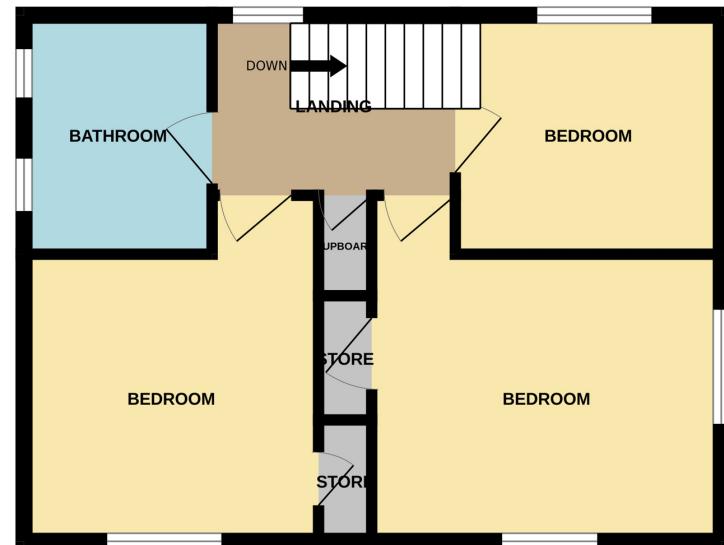
Gardens

Being well laid out and stocked. The rear being enclosed and a generous size with lawn, borders and shrubs. Patio area.

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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