



## 55 SOUTH PARADE WORKSOP, S81 0BS

£210,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £210,000-£220,000\*\*\*\*

An excellent opportunity to purchase this well-presented and EXTENDED three-bedroom semi-detached family home, ideally situated within a popular residential area of Worksop, conveniently close to local shops, reputable schools and everyday amenities. This spacious and versatile home offers three reception rooms, spacious kitchen with appliances, a ground floor WC, three well-proportioned bedrooms and a modern family bathroom suite. Externally, the property benefits from an extensive enclosed rear garden with decking and lawn areas, perfect for outdoor entertaining and family enjoyment along with off-road parking to the front. Only by viewing can the true size, layout and accommodation on offer be fully appreciated.

Kendra  
Jacob

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# 55 SOUTH PARADE

- EXTENDED SEMI-DETACHED • THREE BEDROOMS • THREE RECEPTION ROOMS • EXTENSIVE REAR GARDEN • OFF ROAD PARKING • NEWLY FITTED BATHROOM SUITE • GUIDE PRICE £210,000-£220,000 • DOWNSTAIRS WC • SOCIAL KITCHEN AND DINING AREA



## ENTRANCE HALL

Welcoming entrance hall featuring a front-facing composite door, stylish laminate flooring, and a central heating radiator.

## DOWNSTAIRS WC

Comprising of a low flush w/c, tiled flooring and a side facing double glazed obscure window.

## LIVING ROOM

A well-proportioned living room boasting a front-facing bay window that allows plenty of natural light. The room benefits from central heating radiators, ample power points, and a modern media wall.

## KITCHEN

Modern and well-equipped kitchen fitted with a range of wall and base units complemented by spotlighting. Work surfaces incorporate a stainless steel sink and drainer with plumbing for a washing machine. Integrated appliances include a five-ring gas hob with stainless steel cooker hood and splashback, fridge and freezer, and a newly fitted electric oven and grill. Additional features include laminate flooring, splashback tiling, multiple power points, side-facing double glazed windows, and a stylish barn door.

## DINING ROOM

Characterful dining space featuring a solid oak beam, central heating radiator, laminate flooring, and ample space for a dining table. Open access leads into the snug area.

## SNUG AREA

A versatile additional living space with rear-facing patio

doors providing direct access to the garden. Laminate flooring, central heating radiator, and power points complete the room.

## FIRST FLOOR LANDING

Decorative landing with loft access and a side-facing double glazed obscure window.

## BEDROOM ONE

With a front-facing double glazed bay window, fitted wardrobes with sliding doors, central heating radiator, and power points.

## BEDROOM TWO

Rear-facing double bedroom overlooking the extensive garden, featuring built-in wardrobes with drawers and storage, central heating radiator, and power points.

## BEDROOM THREE

Rear-facing bedroom with garden views, central heating radiator, and power points.

## BATHROOM

Modern three-piece suite comprising a bath with rainfall shower, wash hand vanity unit, and low flush WC. Finished with fully panelled walls, vinyl flooring, chrome towel radiator, wall-mounted LED mirror, PVC ceiling, and a rear-facing double glazed obscure window.

## EXTERNAL

To the front of the property is a driveway providing off-road parking, with side gated access leading to the rear garden.

To the rear is an extensive enclosed garden featuring

decking, lawn and gravel areas, ideal for outdoor entertaining and family enjoyment. The garden further benefits from useful storage sheds and an outside tap.

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## ADDITIONAL INFORMATION

**Local Authority** – bassetlaw

**Council Tax** – Band B

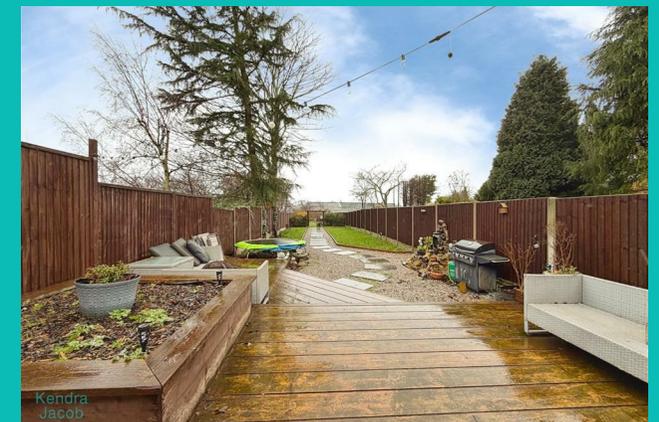
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



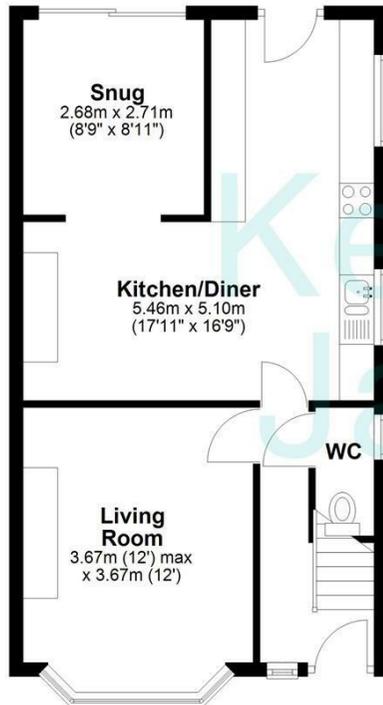
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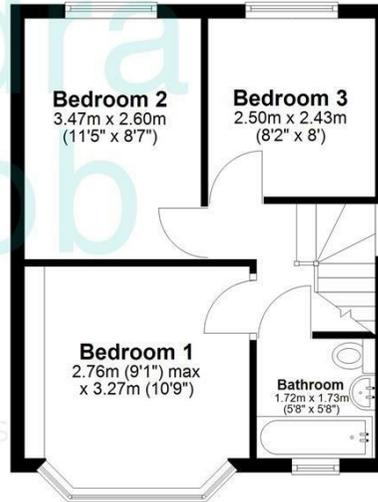
### Basement

Approx. 48.6 sq. metres (523.2 sq. feet)



### Ground Floor

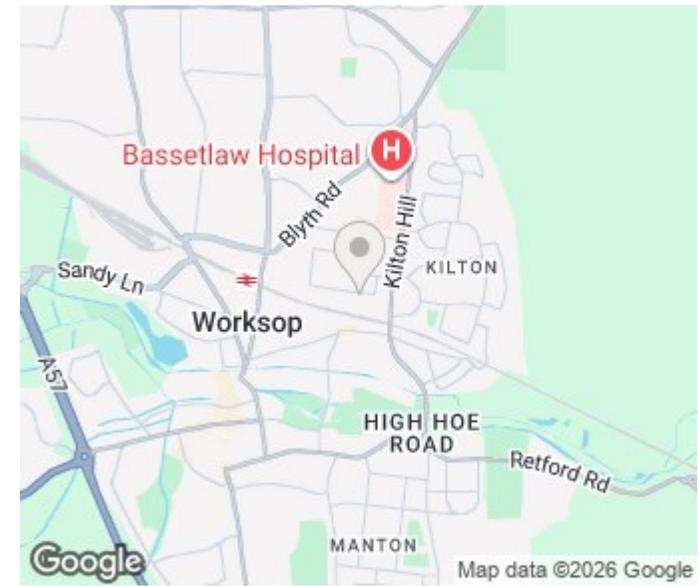
Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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