



9 TURNERWOOD WORKSOP, S80 3LA

£155,000
FREEHOLD

****GUIDE PRICE £155,000 - £160,000****

Offered with no onward chain, this delightful one-bedroom character mid-terraced property enjoys a truly idyllic setting overlooking the canal, nestled within a sought-after rural village yet conveniently positioned for access to Sheffield and Worksop. Perfect for first-time buyers, downsizers, or investors, this charming home combines countryside living with excellent connectivity. Internally, the property features a welcoming entrance porch, a separate dining room with a feature chimney breast (offering exciting potential for a log burner), and a cosy living room with access to a useful basement and stairs leading to the first floor. Upstairs, the property offers a spacious double bedroom with built-in storage and a generously sized bathroom, both enjoying attractive rural views. A further attic room provides additional storage space, adding to the home's practicality.

Externally, the property benefits from low-maintenance gardens to both the front and rear, perfect for enjoying the peaceful surroundings. Early viewing is highly recommended to fully appreciate the charm, location, and potential this lovely home has to offer.

**Kendra
Jacob**

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- MID-TERRACED CHARACTER PROPERTY • ONE DOUBLE BEDROOM • SITUATED BY A BEAUTIFUL CANAL • SURROUNDED BY REAR COUNTRYSIDE VIEWS • THREE FLOORS • ELECTRIC HEATING ONLY • IDEAL FOR FIRST TIME BUYERS OR INVESTORS • GUIDE PRICE £155,000-£160,000 • TWO RECEPTION ROOMS

ENTRANCE PORCH

Featuring tiled flooring and a front-facing uPVC door with double-glazed windows, providing access into the dining room.

DINING ROOM

A well-proportioned dining space with a front-facing double-glazed window, and power points. The room benefits from an exposed brick fireplace and tiled hearth with potential for a log burner.

LIVING ROOM

A comfortable living area with a rear-facing window overlooking countryside views, power points, and an exposed brick fireplace with chimney breast and tiled surround. Provides access to the basement and staircase to the first floor.

GROUND FLOOR-BASEMENT

KITCHEN

Fitted with a work surface incorporating a stainless steel sink and drainer, plumbing for a washing machine, and space for a cooker. Features solid tiled flooring, exposed brickwork and beams, electric radiator, power points, and a double-glazed window. A rear-facing UPVC door provides access to the garden.

FIRST FLOOR-LANDNING

Includes a wall-mounted electric fire and power points, with stairs leading to the second floor and access to a bedroom and a generously sized bathroom.

BATHROOM

Comprising of a panelled bath and shower over, wash basin, and low-flush WC. The room enjoys pleasant views to the rear of the property.

BEDROOM

A double-sized room with a front-facing double-glazed window overlooking the canal. Includes built-in storage/shelving and power points.

SECOND FLOOR-ATTIC SPACE

A useful space with a rear-facing Velux window, wooden flooring, and built-in storage cupboards.

EXTERNAL

To the front of the property is a gated entrance leading to a decking area overlooking the beautiful canal.

To the rear of the property, accessed via a shared pathway, is a gravelled area with fenced boundaries, surrounded by mature bushes and enjoying views over the countryside. There is also an outbuilding that belongs to the property.



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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band C

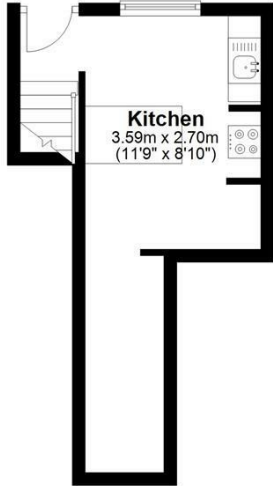
Viewings – By Appointment Only

Floor Area – sq ft

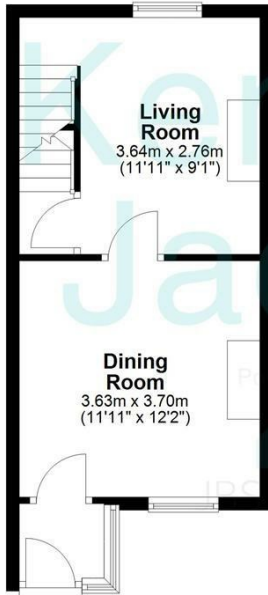
Tenure – Freehold



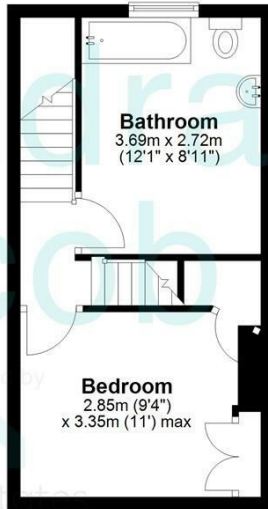
Basement
Approx. 15.9 sq. metres (171.5 sq. feet)



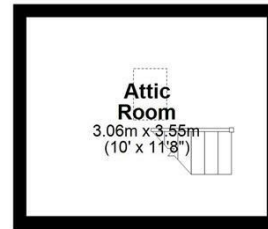
Ground Floor
Approx. 28.9 sq. metres (311.2 sq. feet)



First Floor
Approx. 27.3 sq. metres (293.7 sq. feet)



Second Floor
Approx. 10.8 sq. metres (116.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.1 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob

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