



## 21 SWALEDALE WORKSOP, S81 0UY

**£135,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £135,000 - £145,000\*\*\*

This well-presented two-bedroom end-terrace property is situated in the much sought-after location of Thievesdale, Worksop, conveniently positioned close to local shops, schools, amenities and Bassetlaw Hospital. Originally designed as a three-bedroom home, the property has been thoughtfully redesigned to create two spacious double bedrooms, offering generous and well-balanced living accommodation throughout.

The home features a spacious breakfast kitchen, a bright and well-appointed lounge diner, ample storage on both floors and a modern wet room. Externally, the property benefits from a front garden with driveway parking and an enclosed rear garden ideal for outdoor seating and storage.

Offered for sale with no upper chain, this attractive property is ideal for a range of buyers seeking a comfortable home in a popular and convenient location.

**Kendra  
Jacob**

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# 21 SWALEDALE

- \*\*\*GUIDE PRICE £135,000 - £145,000\*\*\*
- Well-presented two-bedroom end-terrace property
- Located in the highly sought-after area of Thievesdale, Worksop
- Close to local shops, schools, amenities and Bassetlaw Hospital
- Originally a three-bedroom property, redesigned into two doubles
- Spacious and well-planned living accommodation throughout
- Generous breakfast kitchen and lounge diner
- Modern wet room and excellent storage space
- Front garden with driveway and enclosed rear garden
- Offered for sale with no upper chain



## BREAKFAST KITCHEN

A generously proportioned and well-appointed breakfast kitchen fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with mixer tap. Appliances include a fitted electric oven, five-ring gas hob with extractor hood above, and an integrated fridge freezer. There is plumbing for a freestanding washing machine and dishwasher, both discreetly concealed behind matching cupboard fronts. The room benefits from part-tiled walls, laminate wood flooring, a breakfast bar, central heating radiator and coving to the ceiling. Additional features include two large under-stairs storage cupboards, a staircase rising to the first-floor landing, a front-facing uPVC double-glazed window and a uPVC double-glazed entrance door.

## LOUNGE DINER

A spacious and attractively presented lounge diner offering excellent living and dining space. The room features two rear-facing uPVC double-glazed windows and a rear uPVC double-glazed entrance door, allowing plenty of natural light. Further benefits include a central heating radiator, coving to the ceiling, laminate wood flooring and a large storage cupboard housing the wall-mounted combination central heating boiler.

## FIRST FLOOR LANDING

The staircase leads to a bright first-floor landing with a front-facing uPVC double-glazed window. The landing provides access to two double bedrooms and the wet room and benefits from a very large storage cupboard and central heating radiator.

## MASTER BEDROOM

A spacious master bedroom with two rear-facing uPVC double-glazed windows, a central heating radiator and access hatch to the loft space. The room is enhanced by an extensive range of fitted wardrobes with matching overhead cupboards, providing excellent storage.

## BEDROOM TWO

A well-proportioned second double bedroom featuring two rear-facing uPVC double-glazed windows and a central heating radiator.

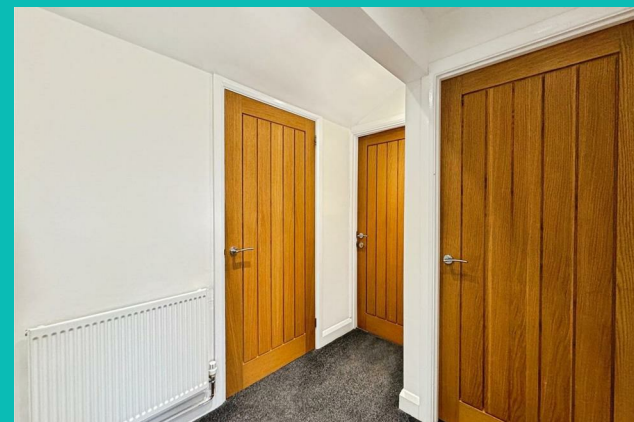
## WET ROOM

Modern and well-appointed wet room comprising a walk-in shower with glass screen and electric overhead shower, wall-hung hand wash basin and low-flush WC. The room is fully tiled to the walls and finished with a quality floor covering, chrome heated towel rail and a front-facing obscure uPVC double-glazed window.

## EXTERIOR

To the front of the property is a lawned garden and driveway providing off-road parking for one vehicle. To the rear is an enclosed garden, mainly laid to lawn, with a paved seating area, pebbled section, large garden shed and gated rear access.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 851.20 sq ft

**Tenure** – Freehold





Total area: approx. 79.1 sq. metres (851.2 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		88
(81-91) B		
(69-80) C	75	
(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

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