



39 SOUTHBRECK RISE WORKSOP, S80 2UP

£130,000
FREEHOLD

A well-maintained and much-loved family home, offered for sale with NO UPWARD CHAIN, situated in a popular area of Worksop and pleasantly tucked away on a quiet cul-de-sac. This fantastic property is ideal for first-time buyers looking to step onto the property ladder. The accommodation comprises an entrance hall, a generous-sized living room, conservatory and fitted kitchen to the ground floor. To the first floor are two double bedrooms and a modern three-piece shower suite. Externally, the property boasts both front and rear gardens, providing excellent outdoor space. Further benefits include a fully alarmed security system for added peace of mind.

Kendra
Jacob

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39 SOUTHBRECK RISE

• SEMI-DETACHED • TWO DOUBLE BEDROOMS • CONSERVATORY • GENEROUS SIZE LIVING ROOM/DINER • SERVING HATCH TO THE PROPERTY • LAWNED GARDENS • FULLY ALARMED SYSTEM TO THE PROPERTY • IDEAL FIRST BUYERS HOME WITH GREAT POTENTIAL • POPULAR AREA OF WORKSOP • SELLING WITH NO UPWARD CHAIN



ENTRANCE HALL

Accessed via a front-facing composite door with a side-facing double glazed window, the entrance hall benefits from a central heating radiator and stairs leading to the first floor. There is also a useful understairs storage area and a built-in cupboard.

LIVING ROOM

A generous-sized living room featuring a gas fire, front-facing double glazed window, power points and a TV point. There is also access into the conservatory.

CONSERVATORY

With a rear facing double glazed door giving access to the outside. Wall mounted electric fire and power points.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is plumbing for a washing machine, space for a cooker, tiled flooring and splashback tiles. A rear-facing double glazed window allows natural light, while a side-facing composite door provides access to the outside. The kitchen also features a serving hatch.

FIRST FLOOR-LANDING

With a side-facing double glazed window and loft access.

BEDROOM ONE

A spacious double bedroom with front-facing double glazed windows, built-in storage cupboards, central heating radiator and power points.

BEDROOM TWO

Another good-sized double bedroom with built-in storage cupboards, central heating radiator and power points.

SHOWER ROOM

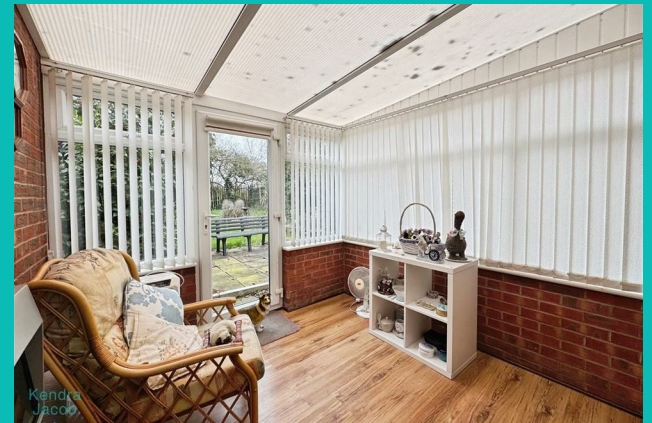
Comprising a fully tiled suite with walk-in shower, pedestal wash hand basin, low flush WC, central heating radiator and a rear-facing double glazed obscure window.

EXTERNAL

To the front of the property is gated access with a pathway leading to the main entrance door and a mainly lawned garden.

To the rear is a mainly lawned garden with outbuildings, outside tap, mature bushes and trees, and a paved patio area. There is secure gated access to the side.

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ADDITIONAL INFORMATION

Local Authority – bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

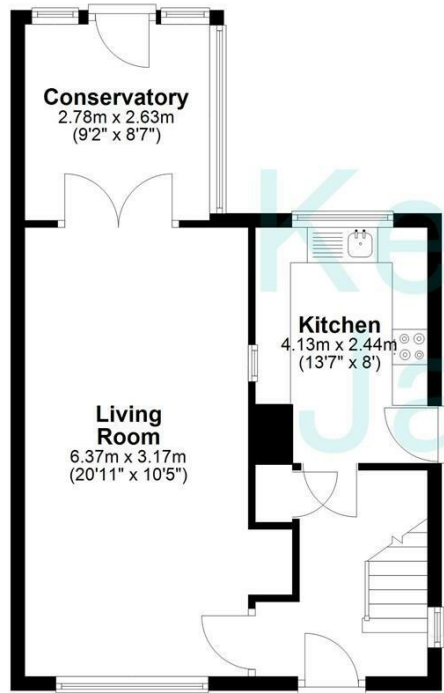
Floor Area – 855.90 sq ft

Tenure – Freehold



Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 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		71	77
(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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