



**25 Queensway, Worksop
S81 0AB**

Guide price £180,000

GUIDE PRICE £180,000 - £190,000

This well-presented three-bedroom semi-detached property is ideally situated in a sought-after area of Worksop. The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, and a modern kitchen/dining room with an adjoining utility room.

Upstairs offers a well-sized landing, three comfortable bedrooms, and a contemporary family bathroom. Outside, the property benefits from both front and rear gardens, along with off-road parking for two vehicles.

An excellent opportunity for first-time buyers, families, or investors alike.

- Semi Detached House
- Off Road Parking
- Perfect For FTB
- Three Bedrooms
- Sought After Location
- Viewings Advised
- Kitchen/Diner
- Large Rear Garden

locating your ideal home



Ground Floor

Entrance Hall

Featuring a double-glazed window to the rear, a radiator, wood-effect laminate flooring, and a double-glazed entrance door.

Lounge

14'9" x 11'10" (4.5 x 3.63)

A double-glazed window to the front provides natural light, while a living flame effect electric fire sits within a marble surround, complete with matching marble inset and hearth.

Kitchen/Diner

17'8" x 10'11" (5.41 x 3.35)

The kitchen is fitted with a matching range of base and wall units, complete with worktop space and a composite sink with drainer, set against ceramic tiled splashbacks and surround. It includes under-unit lighting, an integrated dishwasher, a built-in electric fan-assisted oven, and a four-ring electric hob with extractor hood above. There are double-glazed windows to both the front and rear, a cupboard housing the wall-mounted gas combi boiler. The space is finished with ceramic tiled flooring and a double-glazed door leading into the utility room.

Utility Room

10'11" x 6'2" (3.35 x 1.89)

Plumbed for an automatic washing machine and fitted with a vent for a tumble dryer, the utility room benefits from two side-facing windows and two rear-facing windows, allowing plenty of natural light. Please note, the space is in need of some attention and modernisation, offering a great opportunity for improvement and personalisation.

First Floor

Bedroom One

14'7" x 6'6" (4.47 x 2)

A well-proportioned double bedroom featuring a double-glazed window to the front, an additional double-glazed window to the side.

Bedroom Two

11'3" x 10'11" (3.44 x 3.35)

A spacious double bedroom featuring a double-glazed window to the front, a radiator.

Bedroom Three

9'3" x 8'10" (2.83 x 2.7)

Upvc window to the front elevation, storage cupboard, currently being used as a office.

Family Bathroom

Fitted with a three-piece suite comprising a deep panelled bath, wash hand basin, and low-level WC. The room features extensive ceramic tiling to two walls, a heated towel rail, an extractor fan, and two obscure double-glazed windows to the rear, providing both natural light and privacy.

Outside

Rear Garden

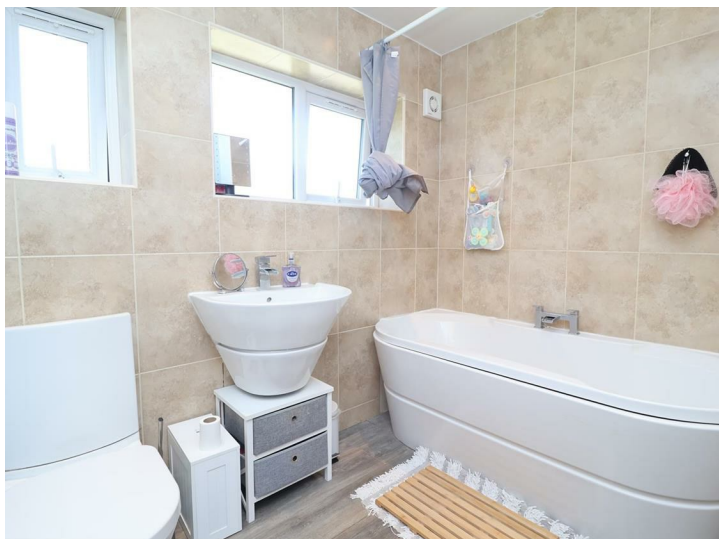
A well-established rear garden with wooden panel fencing providing privacy to the rear and sides. The garden includes a paved patio area, a neatly lawned section, two useful outbuildings, a wooden garden shed, and side gated access for added convenience.

Front Elevation

An open-plan front garden featuring a block-paved driveway providing off-road parking for two vehicles. The garden is bordered by wooden panel fencing and mature hedging to the front and sides, and is attractively landscaped with an ornamental tree.



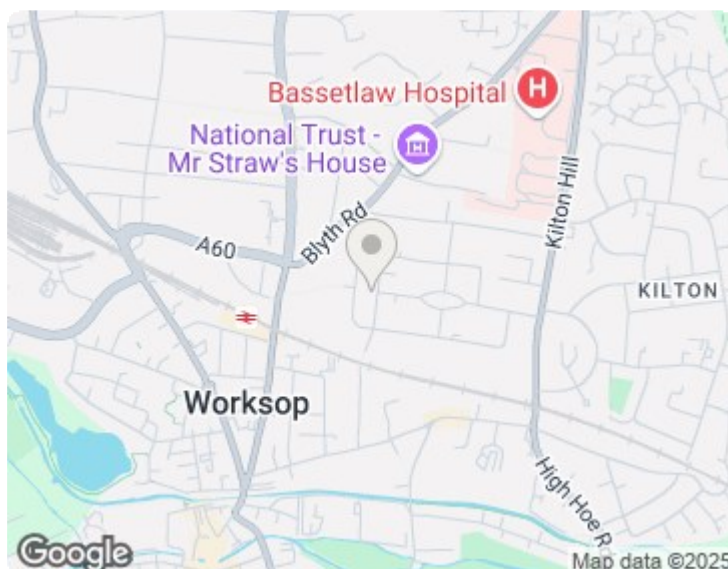
Tel: 01909 475111





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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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