



**193 Gateford Road, Worksop
S81 7BB**

Offers in the region of £120,000

This home offers a spacious living room, dining kitchen, utility area, modern bathroom, and three bedrooms, including a generous master. Externally, the property boasts a larger-than-average rear garden with patio, lawn, mature trees. Ideally situated close to schools, supermarkets, and excellent transport links, it's a fantastic opportunity for families or commuters alike.

- Three-bedroom semi-detached home
- Two Reception Rooms
- Larger-than-average rear garden with patio, lawn and mature trees
- Location close to schools, supermarkets and transport links
- Modern downstairs bathroom with walk-in shower
- Great potential for families or commuters
- Utility/lean-to with extra appliance space
- Generous master bedroom plus two further bedrooms

locating your ideal home



Utility/Storage Area

Currently used as a utility room with a front-facing entrance door and an additional door opening onto the rear garden. Provides ample storage space with room for freestanding appliances such as a washer and dryer. Leads into the rear hall.

Rear Hall

Giving access to the kitchen and the downstairs bathroom

Bathroom

Finished with tiled flooring & tiled walls. Comprising a walk-in shower unit with over head mains waterfall shower and glass screen, a low-flush WC, a vanity unit with hand wash basin, and a chrome towel radiator. Rear-facing obscure double-glazed window.

Kitchen

Featuring vinyl flooring, a range of wall and base units, double bowl sink, and a side-facing double-glazed window. Door through to the dining kitchen.

Kitchen Diner

A generously sized space with vinyl flooring, a further range of wall and base units, and space for a range cooker with overhead extractor fan. Includes a useful under-stairs storage cupboard. Door leading to the inner hall.

Inner Hall

Provides access to the living room and first floor landing.

Living Room

Positioned at the front of the property, with a front-facing double-glazed window and front entrance door. Features a electric flame effect fire with tiled hearth and wood surround, complemented by laminate flooring.

First Floor Landing

Giving Access to Master and Bedroom Two only. Side facing double glazed window.

Master Bedroom

A spacious double room with laminate flooring, rear-facing double-glazed window and a door leading to bedroom three.

Bedroom Three

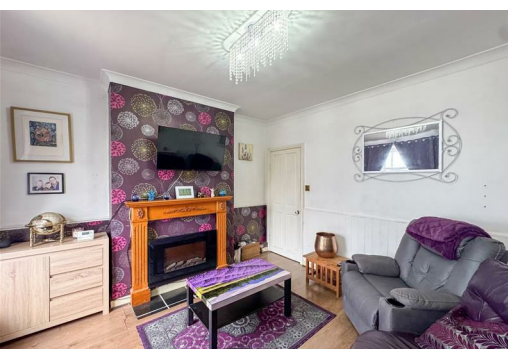
A rear-facing bedroom with double-glazed window, laminate flooring, and storage cupboards.

Bedroom Two

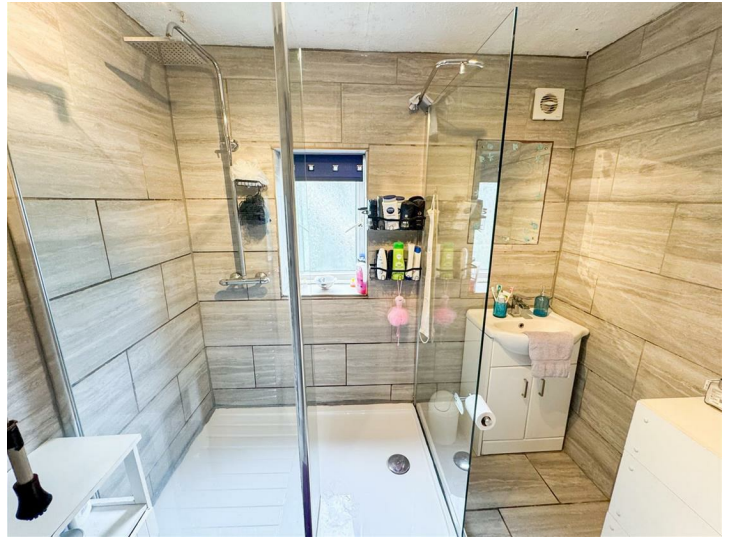
Another generously sized bedroom positioned at the front of the property, with a front-facing double-glazed window and laminate flooring, fitted cupboards.

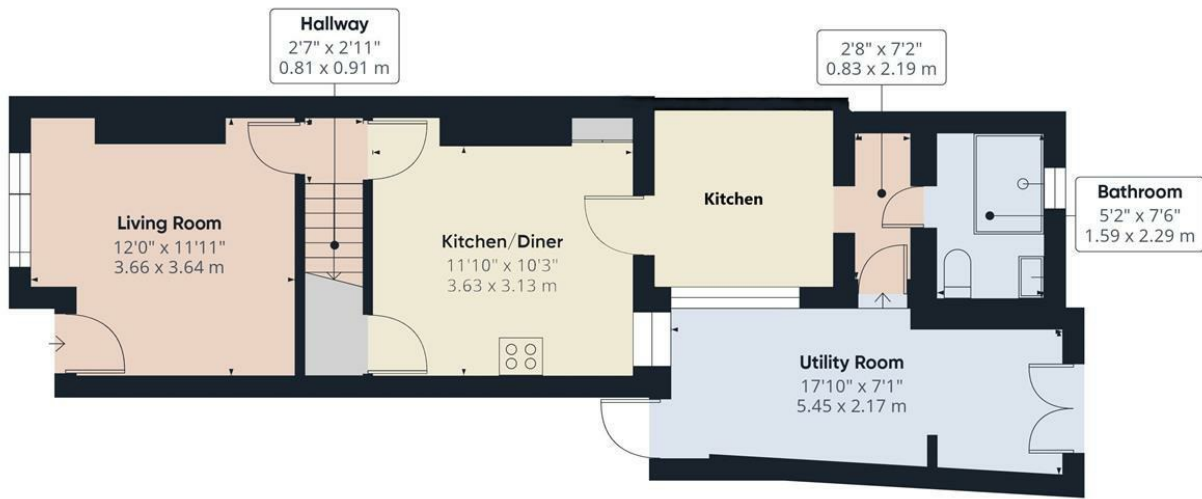
External

Front: Gated gravel garden with pathway and access to the side of the property. Rear: A larger-than-average garden with a paved patio area, lawn, and a variety of established trees towards the bottom of the garden offering privacy. Also benefiting from a garden shed, offering excellent outdoor storage.

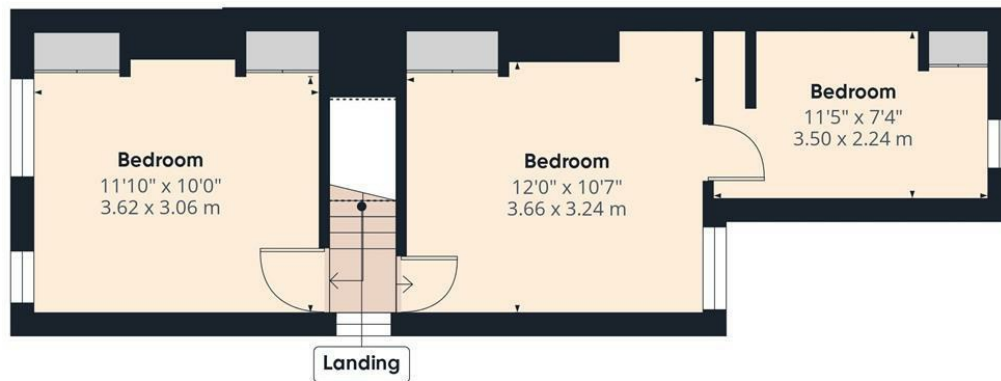


Tel: 01909 475111





Floor 0



Floor 1

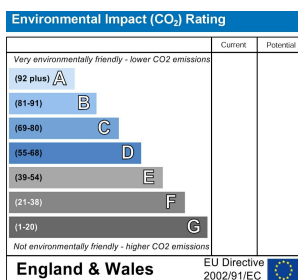
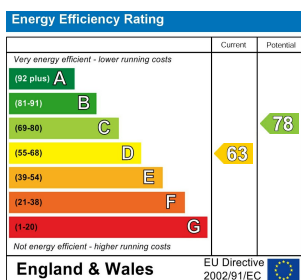
Approximate total area⁽¹⁾
836 ft²
77.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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