



**177 Kilton Road, Worksop
S80 2ED**

Guide price £135,000

GUIDE PRICE £135,000 - £140,000

This well-presented two-bedroom semi-detached house, located on the popular Kilton Road in Worksop, offers spacious and versatile accommodation – ideal for first-time buyers or investors.

The property features two generous reception rooms, providing flexible living and dining space. Upstairs, you'll find two double bedrooms and a large family bathroom, making it perfect for a small family or couple.

Externally, the property boasts a larger-than-average rear garden, ideal for entertaining or outdoor activities. The garden also includes a converted outbuilding currently adapted as a treatment room, offering potential for a home office, studio, or hobby space. A second outbuilding provides excellent storage.

With on-street parking and convenient access to local amenities, this property combines space, practicality, and potential – a fantastic opportunity to step onto the property ladder.

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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	

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	

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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