



**14 Westway, Worksop
S81 0ST**

Guide price £120,000

GUIDE PRICE £120,000 - £130,000

This well-presented two bedroom terraced home is offered to the market with no onward chain and provides spacious accommodation throughout, ideal for first-time buyers, downsizers or young families. To the front, the property features a neat brick façade and low maintenance courtyard.

The ground floor comprises a generous kitchen/diner with ample storage and workspace space, and a bright living room positioned to the rear of the property with views over the garden. To the first floor are two well-proportioned bedrooms, along with a separate WC and a modern family bathroom. Externally, the enclosed rear garden is mainly laid to lawn with a paved patio seating area, offering a private and secure outdoor space.

- Two Bedroom Mid Terraced Home
- Generous Rear Garden With Lawn And Patio
- No Onward Chain
- Spacious Lounge With Feature Fireplace
- Stylish Bathroom Plus Separate Upstairs Wc
- Modern Kitchen Diner With Patio Doors To Garden
- Ideal First Time Buy Or Buy To Let Investment

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Ground Floor

Porch

The property is accessed via a UPVC front door which opens into a useful inner porch, providing an ideal buffer between the outside and the main living space. The porch is fitted with three built-in storage cupboards, two of which are equipped with internal lighting, offering excellent space for coats, shoes and everyday household items.

Entrance Hall

The inner porch leads through to a wood door which opens into the main entrance hall, giving access to the lounge and kitchen. The hallway also benefits from useful understairs storage, in addition to a further built-in storage cupboard, and it provides the staircase rising to the first floor.

Lounge

The lounge features a UPVC window to the rear elevation which provides a pleasant outlook over the garden and allows plenty of natural light into the room. The space is finished with laminate flooring and a feature gas fireplace which creates a warm focal point to the room.

Kitchen/Diner

The kitchen dining room is fitted with matching wood-effect wall and base units, complemented by a granite-effect worktop and a composite sink with drainer. There is a single oven with a ceramic hob above, along with plumbing and space for a washing machine. The room is finished with practical laminate flooring, ideal for everyday use. A UPVC window to the front elevation provides natural light to the dining area, while sliding UPVC doors to the rear open directly onto the garden, creating a pleasant connection between the indoor and outdoor space.

First Floor

Bedroom One

Bedroom one is a generous double room with a UPVC window to the rear elevation offering a pleasant outlook over the garden. The room benefits from fitted wardrobes, along with matching fitted bedside cabinets and drawers, providing excellent built-in storage.

Bedroom Two

Bedroom two is also a well-proportioned double room, featuring a UPVC window to the rear elevation which provides a pleasant outlook over the garden.

Family Bathroom

The bathroom is fitted with a two-piece suite comprising a panelled bath with shower above and a glass shower screen, along with a pedestal sink. There is a UPVC obscure window to the front elevation providing natural light while maintaining privacy.

Separate Toilet

The separate WC features a low flush toilet and a UPVC obscure window to the front elevation, providing ventilation and privacy.

Outside

Rear Elevation

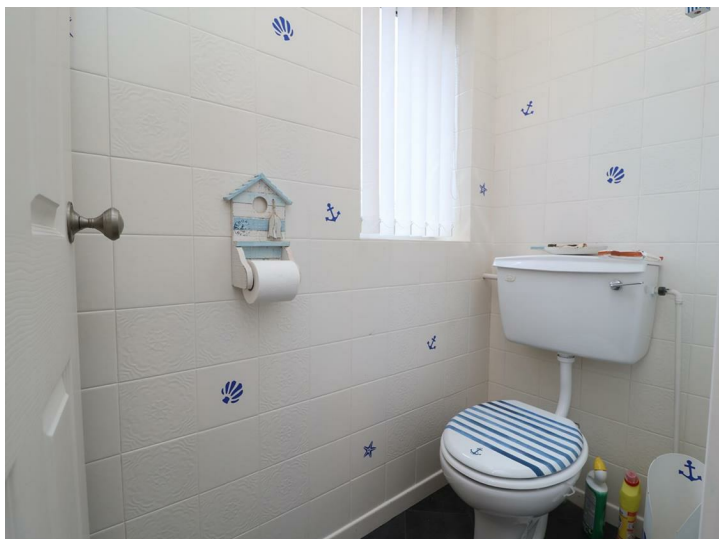
The property benefits from a generous rear garden with a paved patio and lawned area, access can be granted via a rear gate.

Front Elevation

To the front of the property there is wall fencing running around the boundary, with a metal gate leading through to a low-maintenance courtyard style frontage.



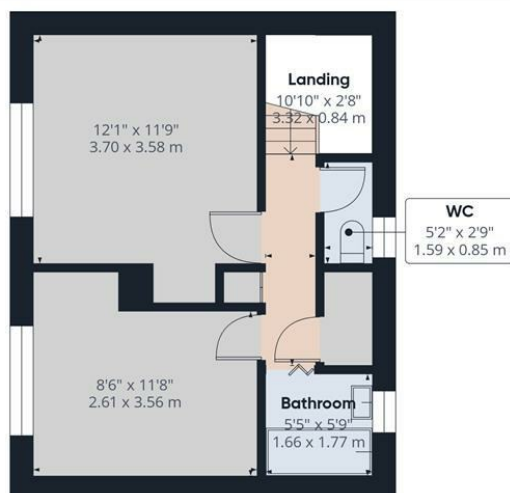
Tel: 01909 475111



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Floor 0



Floor 1

Approximate total area⁽¹⁾

763 ft²

70.9 m²

Reduced headroom

2 ft²

0.2 m²

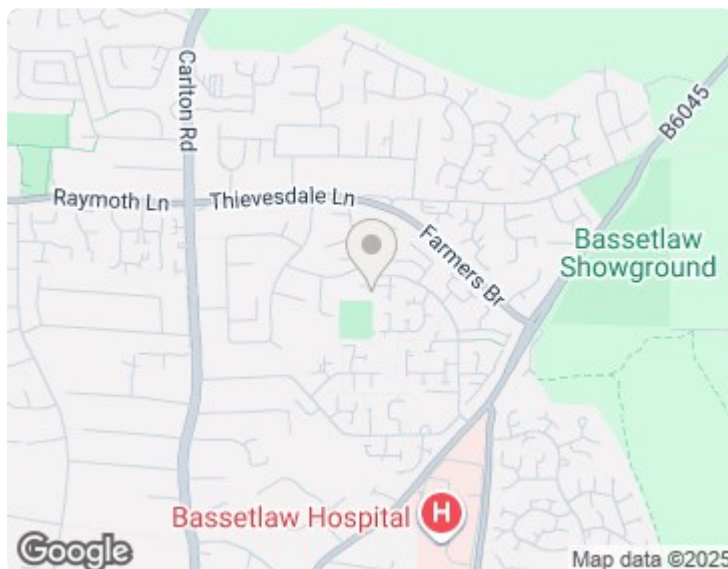
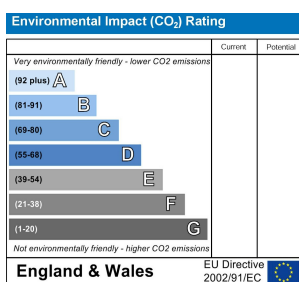
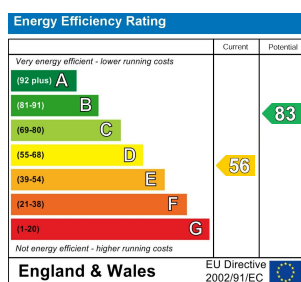
(1) Excluding balconies and terraces

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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