



## 6 Dadley Road, Worksop S81 9NE

**Guide price £170,000**

Guide Price £170,000 - £180,000

This three-bedroom semi-detached home on Dadley Road, Carlton in Lindrick, Worksop, offers a fantastic opportunity for buyers seeking a well-presented property with scope to add their own touch. Most of the home has been tastefully improved, with the kitchen left ready for modernisation — and priced accordingly to reflect this.

The ground floor features a bright dual-aspect lounge/diner and a kitchen with windows to the side and rear plus a door leading to the garden. Upstairs are three well-proportioned bedrooms — two doubles and a large single — along with a recently fitted, fully tiled bathroom with a vanity sink and storage, built-in WC, and bath with shower over and glass screen.

Outside, the property benefits from a driveway for two cars, an enclosed rear garden with raised decking, gravel sections, and a lawn area, plus a converted garage with lighting and electrics that could serve as a home office, gym, or hobby room (in need of light updating).

This is an ideal home for first-time buyers, families, or investors, offering space, comfort, and great potential in a sought-after village location.

- Three-Bedroom Semi-Detached Home In A Sought-After Village Location
- Recently Fitted Fully Tiled Bathroom With Modern Suite
- Viewings Are Advised
- Bright Dual-Aspect Lounge/Diner With Spacious Layout Throughout
- Converted Garage With Lighting And Power – Ideal For Office Or Gym Use
- Kitchen With Potential To Update To The Buyer's Taste
- Driveway Parking For Two Cars And Landscaped Rear Garden With Decking And Lawn

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## Ground Floor

### Entrance Hall

Composite front door leading into the entrance hall, giving access to the kitchen and stairs to the first floor.

### Kitchen

The kitchen offers an excellent opportunity for the buyer to modernise and design to their own taste. It benefits from a window to the side and another to the rear, providing plenty of light, and a door giving direct access to the rear garden.

### Lounge

A bright and spacious dual-aspect lounge/diner offering plenty of natural light throughout the day. This welcoming space provides ample room for both living and dining furniture, making it ideal for relaxing or entertaining. The large windows to the front and rear enhance the airy feel, creating a comfortable family hub.

## First Floor

### Bedroom One

A generous double bedroom located to the front elevation, featuring fitted wardrobes along one wall and a uPVC double-glazed window allowing plenty of natural light.

### Bedroom Two

Another double bedroom situated to the rear of the property, enjoying a peaceful outlook over the garden. Includes a built-in storage cupboard, plus built in wardrobe.

### Bedroom Three

A large single bedroom currently used as a home office, with a uPVC window to the front elevation and a useful built-in storage cupboard.

### Family Bathroom

A recently fitted and fully tiled bathroom finished to a high standard. It features a modern vanity sink unit with storage, a built-in WC, and an enclosed bath with shower above and a glass shower screen. An obscure rear window provides light and privacy.

## Outside

### Rear Garden

The original garage has been converted into a separate room fitted with lighting and electrics. While it would benefit from some updating, it offers great potential as a home office, gym, hobby room, or additional storage space. The enclosed rear garden provides a mix of usable and low-maintenance spaces, ideal for family living or entertaining. It features a raised decking area, gravel sections, and a lawn area, offering a variety of zones for relaxation and outdoor dining.

### Front Elevation

To the front of the property, there is a driveway providing off-road parking for two cars, along with a low-maintenance frontage.

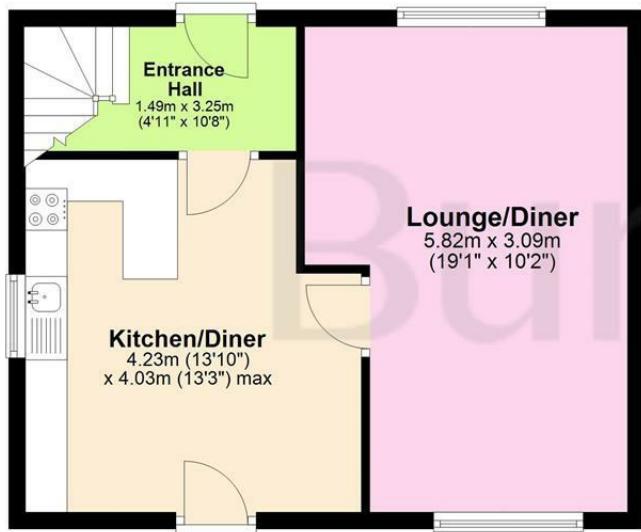




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## Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



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	82	55

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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