



**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.

- Semi Detached House
- Two Double Bedrooms To The First Floor
- Two Generous Reception Rooms, Perfect For Living And Dining
- Spacious Family Bathroom
- Outbuilding Currently Adapted As A Treatment Room – Perfect For A Home Office Or Studio
- On-Street Parking Available
- Larger-Than-Average Rear Garden, Ideal For Families And Entertaining
- Popular Location Close To Local Amenities And Transport Links
- Viewings Are Advised

locating your ideal home



Ground Floor

Lounge

The property is entered via a UPVC front door that opens directly into the spacious lounge, which features a UPVC bay window to the front elevation, allowing plenty of natural light to fill the room. From the lounge, a door leads into the inner hall, providing access to the rest of the ground floor accommodation.

Dining Room

The dining room benefits from a UPVC window to the rear elevation, allowing for a bright and welcoming space. It features coving to the ceiling and offers access to the first floor via an internal door, as well as a separate door leading through to the kitchen, creating a practical flow throughout the ground floor.

Kitchen

The kitchen is fitted with a UPVC window to the rear elevation and a UPVC door providing direct access to the rear garden. It features a range of modern white gloss matching wall and base units complemented by a marble-effect worktop and a stainless steel sink and drainer. Integrated appliances include a ceramic hob, electric fan-assisted oven, and stainless steel extractor hood above. There is also space for a fridge/freezer and plumbing for a washing machine. The room is finished with laminate flooring, creating a stylish and practical cooking space.

First Floor

Bedroom One

Bedroom One is a spacious double room featuring a UPVC window to the front elevation, allowing plenty of natural light to flow in. The room is well-proportioned and finished with laminate flooring, making it both practical and versatile.

Bedroom Two

Bedroom Two is another well-proportioned double room, featuring a UPVC window to the rear elevation. The room also benefits from a built-in storage cupboard complete with hanging space and shelving, providing excellent storage solutions.

Family Bathroom

The family bathroom is fitted with a modern four-piece suite and includes a UPVC obscure window to the rear elevation. The suite comprises a panelled bath, a vanity wash basin with mirror and overhead lighting, a low flush WC, and an enclosed shower cubicle with a glass screen featuring a rainfall shower. This spacious and well-designed bathroom offers both style and practicality for everyday living.

Outside

Treatment Room

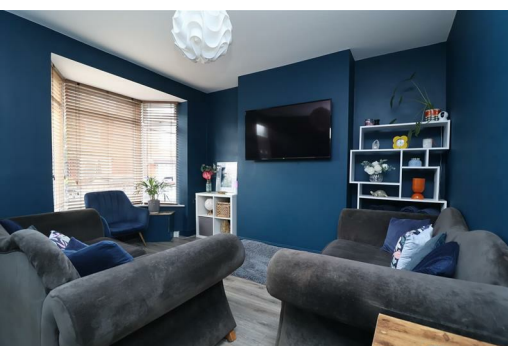
Outside, the property boasts a converted outbuilding, currently being used as a treatment room. This versatile space is fitted with lighting and water facilities, making it ideal for a home office, salon, studio, or hobby room, offering a range of potential uses to suit your lifestyle needs.

Outbuilding

There is an additional outbuilding located in the rear garden, providing valuable storage space – perfect for garden tools, outdoor equipment, or general household storage.

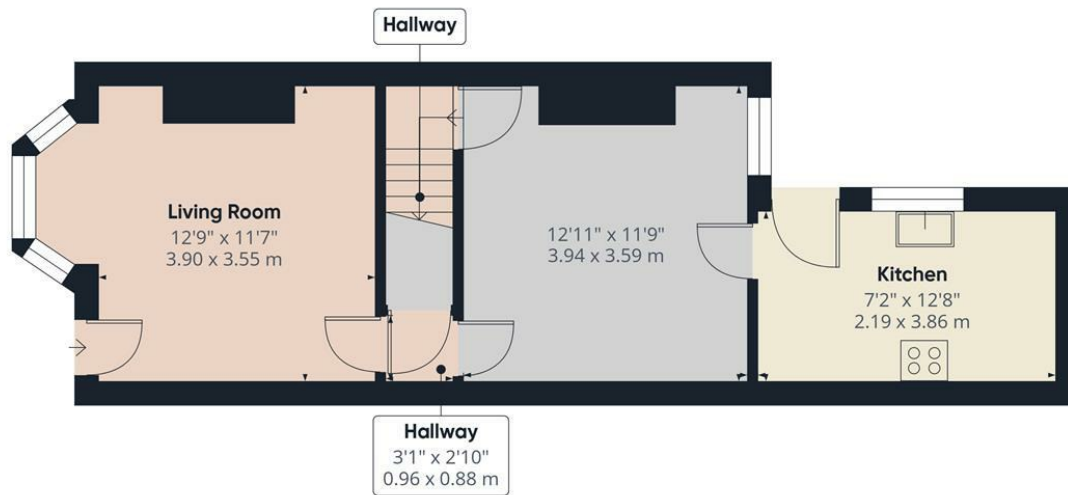
Rear Garden

The rear garden is larger than average and offers a variety of functional spaces. It benefits from side access via a secure gate leading to the front of the property. The garden features a patio area positioned centrally, perfect for outdoor seating or entertaining, along with a low-maintenance artificial grass section. Towards the rear, there is a lawned area, fully enclosed for privacy, making it ideal for families or those with pets.



Tel: 01909 475111





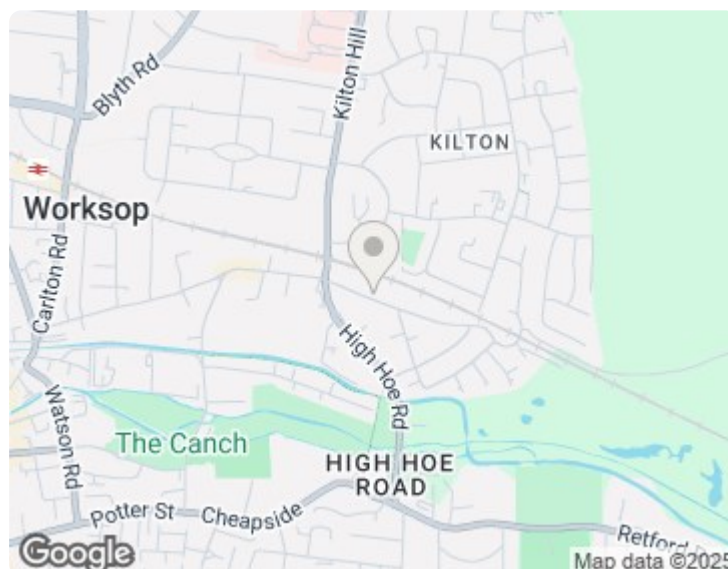
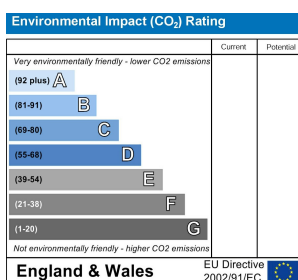
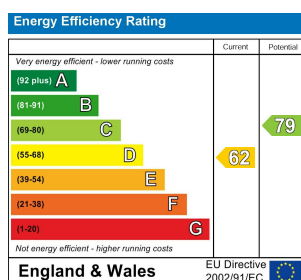
Approximate total area⁽¹⁾
829 ft²
77.1 m²

(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.

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