



**20 Dukeries Crescent, Worksop  
Nottinghamshire S80 2QW**

**Offers over £130,000**

In brief, the accommodation comprises: entrance hall, lounge opening through to the kitchen, which continues into a further reception room currently used as a gym, plus a downstairs W/C. Upstairs there are three bedrooms, including a master with ensuite, and a family bathroom.

Externally, the rear garden features a patio area with housing for a hot tub, leading down to a lawned area. To the front, the property benefits from off-road parking set behind electric gates.

The property is in need of renovation and offers excellent potential for buyers looking to add value and create a home to their own taste.

- Semi Detached House
- Three Bedroom
- Wrap Around Ground Floor Extension
- Downstairs W/C
- In Need Of Renovation
- Master Bedroom Has Ensuite Bathroom
- Comes With No Onward Chain
- Viewings Are Advised

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## Ground Floor

### Entrance Hall

#### Lounge

15'5" x 11'5" (4.7 x 3.5)

Upvc window to the front elevation, log burner with laminate flooring.

#### Open Plan Kitchen

22'11" x 9'6" (6.99m x 2.90m)

Matching wall and base units with island, patio doors leading onto the rear garden.

#### Gym

Upvc window to the front elevation

#### Downstairs W/C

Low flush w/c, pedestal sink.

## First Floor

#### Master Bedroom

10'9" x 10'5" (3.3 x 3.2)

Upvc window to the front elevation, laminate flooring, spotlights to ceiling, leading through to the ensuite wet room.

#### Wet Room

8'6" x 3'7" (2.6 x 1.1)

Three piece bathroom suite which consists of walk in shower, low flush w/c, pedestal sink, fully tiled.

#### Bedroom Two

7'2" x 11'1" (2.2 x 3.4)

Upvc window to the front elevation, central heating radiator.

#### Bedroom Three

7'2" x 8'2" (2.2 x 2.5)

Upvc window to the rear elevation, central heating radiator

#### Family Bathroom

7'10" x 3'11" (2.4 x 1.2)

Three piece bathroom suite which consists of kidney shaped bath, pedestal sink, low flush w/c, built in tv, spotlights to ceiling, fully tiled.

## Outside

### Rear Garden

Patio area which has a built in fire feature, housing for a hot tub, leading to the rear garden which is mainly laid to lawn.

### Front Elevation

Electric gated front which leading to a block paved driveway.



Tel: 01909 475111





## Ground Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



## First Floor

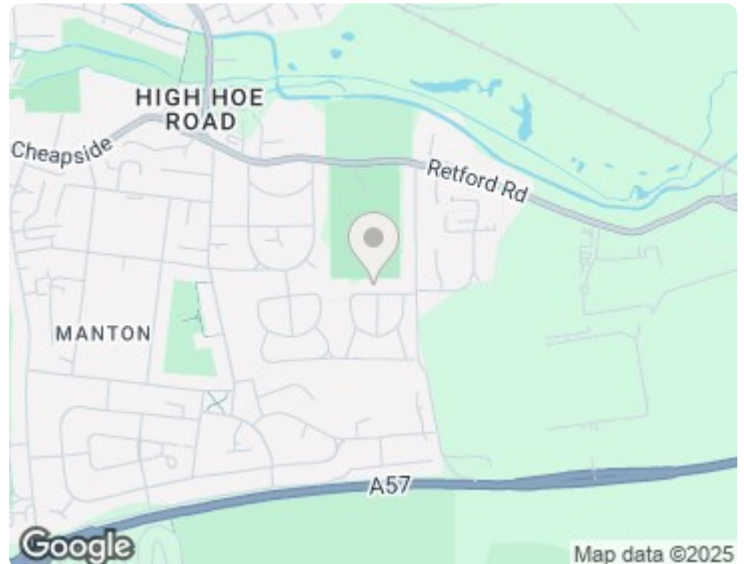
Approx. 40.1 sq. metres (431.7 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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	EU Directive 2002/91/EC

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	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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