



**39 Allen Street, Worksop
S80 1ES**

Guide price £80,000

GUIDE PRICE £80,000 - £90,000

Situated on Allen Street in Worksop, this spacious and recently redecorated two-bedroom end-terrace property is just a short walk from the town centre, offering both convenience and comfort. Perfectly suited to investors or first-time buyers, the home is offered with no onward chain, allowing for a smooth and speedy purchase.

The ground floor boasts two well-proportioned reception rooms, ideal for use as a living room and dining area or even a home office, providing flexible living space to suit a variety of needs. The modern kitchen is bright and functional, offering ample storage and workspace.

Upstairs, the property features two generous double bedrooms and a well-appointed four-piece family bathroom, complete with a separate shower and bathtub—perfect for family living or guests.

Externally, the home benefits from off-road parking, a rare advantage in this location and a recently fitted new roof, providing added peace of mind to prospective buyers.

This is a fantastic opportunity to acquire a move-in ready home in a convenient location, whether you're looking to step onto the property ladder, downsize, or expand your investment portfolio.

- End Terrace House
- Redecorated Throughout
- Perfect For FTB/Investors
- Two Double Bedrooms
- Two Reception Rooms
- Close To Town Centre
- Off Road Parking
- Please Note: This Property Has Flood Defences
- No Onward Chain

locating your ideal home



Ground Floor

Entrance Hall

A uPVC front door opens into the entrance hall, providing access to the lounge, dining room, and stairs leading to the first floor.

Lounge

12'9" x 11'5" (3.91 x 3.5)

The lounge features a uPVC bay window overlooking the front elevation, allowing for plenty of natural light, and is fitted with a central heating radiator.

Dining Room

13'10" x 11'6" (4.24 x 3.52)

The second reception room benefits from two uPVC windows to the side elevation, an understairs storage cupboard, and a gas central heating radiator, creating a bright and practical living space.

Kitchen

10'2" x 7'10" (3.11 x 2.41)

The kitchen is fitted with a uPVC door and window to the side elevation, offering plenty of natural light. It features a range of matching wood-effect wall and base units with a roll-top work surface, a stainless steel sink and drainer, space and plumbing for a washing machine, and space for a cooker with a tiled splashback.

First Floor

Bedroom One

13'0" x 11'5" (3.98 x 3.5)

Bedroom One features a uPVC window to the front elevation, built-in wardrobes with shelving and hanging space, a gas central heating radiator, and laminate flooring, offering a bright and practical double bedroom.

Bedroom Two

13'10" x 12'0" (4.24 x 3.66)

Bedroom Two benefits from two uPVC windows to the side elevation, a gas central heating radiator, and a built-in cupboard housing the combi boiler. The room is finished with laminate flooring, making it a spacious and functional double bedroom.

Family Bathroom

The property features a spacious four-piece bathroom suite comprising a corner bath, an enclosed shower cubicle, a pedestal sink, and a low flush W/C. A uPVC obscure window to the rear provides natural light while maintaining privacy.

Outside

Courtyard/Driveway

The courtyard offers off-road parking for one car and includes a low-maintenance patio area. Additionally, the space benefits from two useful outhouses, providing extra storage or workshop options.

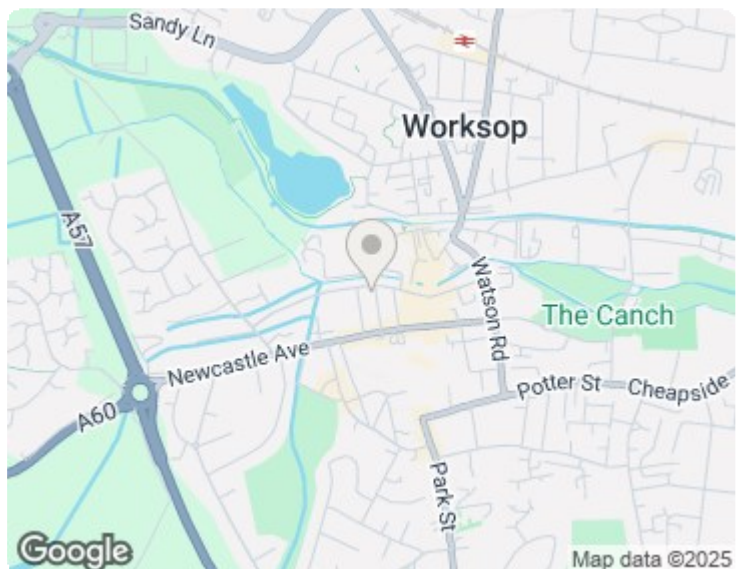


Tel: 01909 475111



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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