



**58 Potter Street, Worksop  
Nottinghamshire S80 2HG**

**Offers over £115,000**

GUIDE PRICE £125,000 - £130,000

Spacious 4-Bedroom Terrace – Central Worksop

Well-located four-bedroom terraced home within walking distance of Worksop Town Centre, cinema, supermarkets, and bus routes. The ground floor includes an entrance hall, lounge, dining room, kitchen, bathroom, and cellar. Three bedrooms are on the first floor, with a fourth bedroom on the second floor. Outside features an enclosed rear yard with gated access.

Ideal for families, first-time buyers, or investors.

- 4 Spacious Bedrooms
- Two Reception Rooms
- Council Tax Band A
- Enclosed Courtyard
- Modern Decor
- Nearby supermarkets
- Close Proximity to town centre
- Close to Bus Station
- Nearby Schools

locating your ideal home



### Entrance Hall

The entrance hall is accessed from the front of the property which leads to the living room, open plan dining room, kitchen and staircase to first floor landing.

### Living Room

12'11" x 10'0" (3.96m x 3.05m)

A well proportioned lounge with a front facing double glazed bay window, TV point, power points, traditional fire surround and central heating radiator.

### Dining Room

12'11" x 12'11" (3.96m x 3.96m)

Open plan dining room leading into the kitchen, this room has a rear facing double glazed window, power points, central heating radiator and stairs leading to the first floor accommodation.

### Kitchen

10'0" x 6'11" (3.05m x 2.13m)

With a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, integrated four ring gas hob, electric oven, cooker hood, splash back tiles, a side facing double glazed window, access to the cellar, plumbing for a washing machine, tiled flooring, wall mounted boiler, power points.

### Cellar

The cellar is accessible & wired with electrics.

### Bathroom

The bathroom is to the rear of the property downstairs with a three piece suite, comprising of a panelled bath with shower over, pedestal sink, low flush w/c and rear facing obscure window.

### First Floor

#### Bedroom 1

14'3" x 13'10" (4.36 x 4.22)

With two front facing double glazed window, power points, central heating radiator and a cast iron fire place.

#### Bedroom 2

13'10" x 8'2" (4.22 x 2.51)

With a rear facing double glazed window, power points, central heating radiator.

#### Bedroom 3

11'9" x 8'2" (3.60 x 2.50)

With a rear facing double glazed window, power points, central heating radiator and a cast iron fire place

### Second Floor

#### Bedroom 4

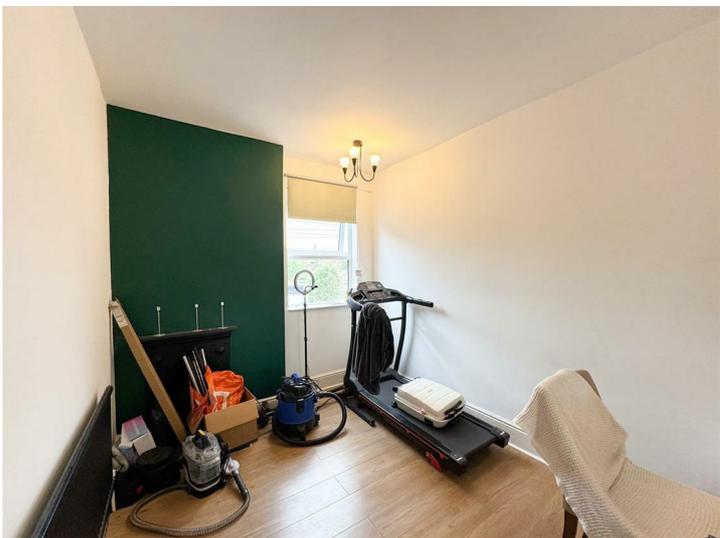
18'8" x 12'9" (5.70 x 3.89)

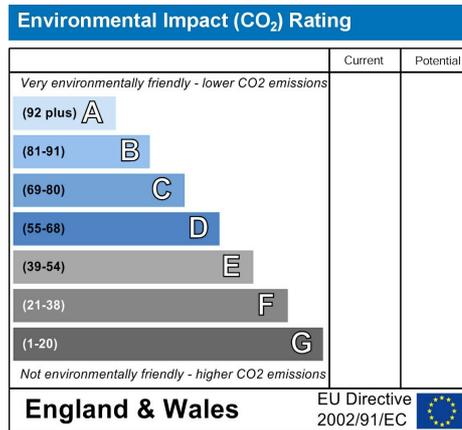
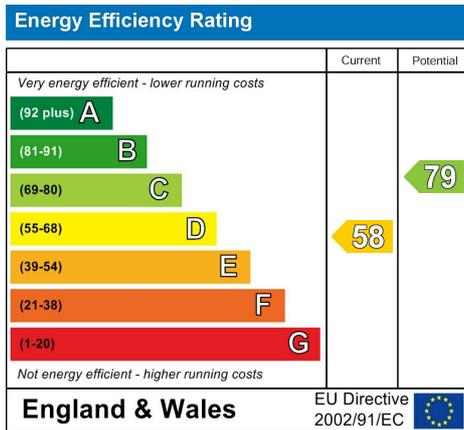
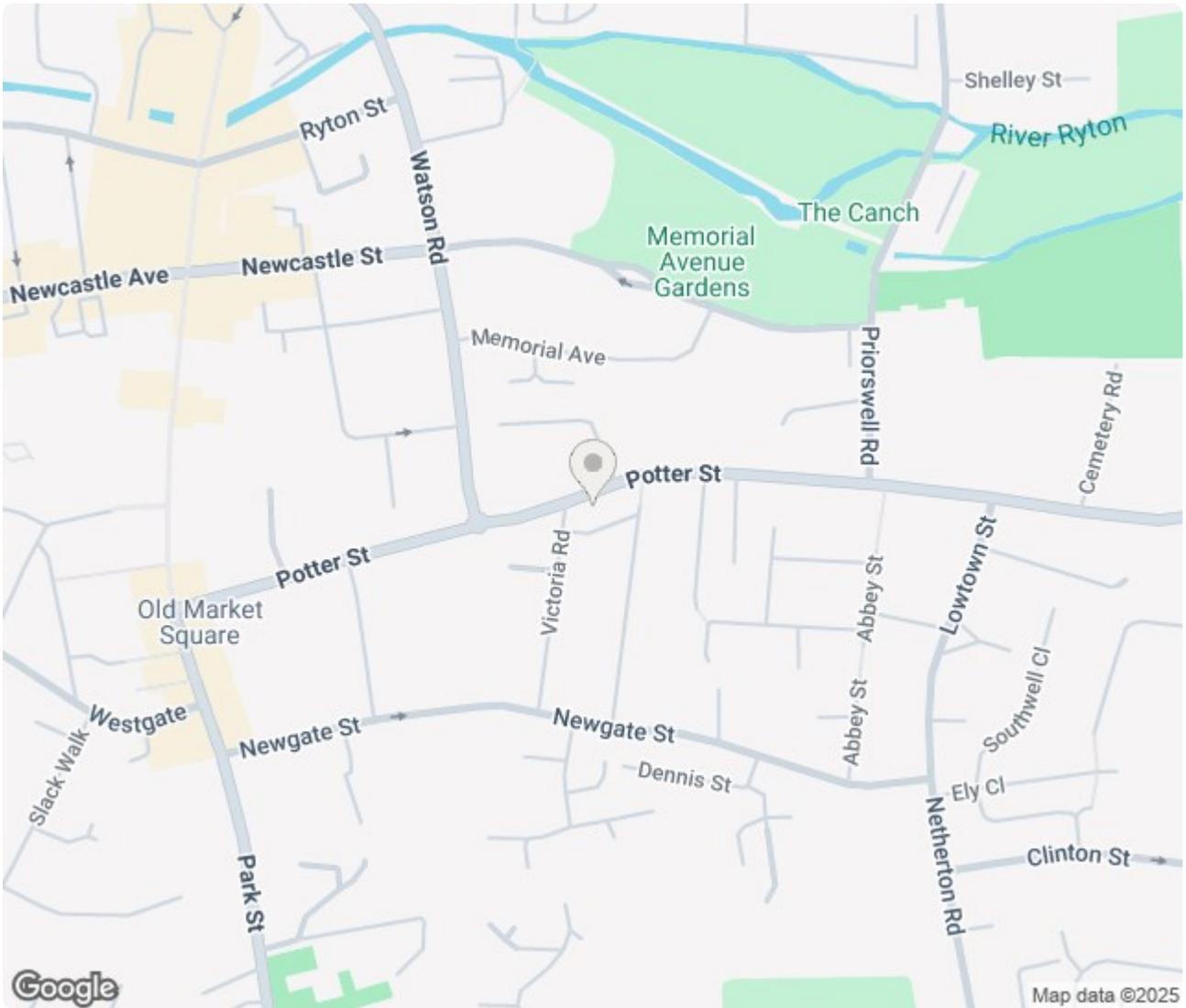
Covering the whole of the second floor this fourth bedroom is very spacious. With a front facing double glazed skylight window, power points, central heating radiator.

### External

To the front of the property is a small gated garden, to the rear is an enclosed private court yard with gated access from the back.







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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