



## 28 Greenfinch Dale, Worksop S81 8UL

**Guide price £160,000**

Guide Price £160,000 - £170,000

Nestled in the charming area of Greenfinch Dale, Gateford, Worksop, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the parking space available for two vehicles, providing added convenience for residents and visitors alike. The surrounding area is known for its friendly community atmosphere and is well-connected to local amenities, making it a desirable location for modern living.

This semi-detached house in Greenfinch Dale is not just a property; it is a place where memories can be made. With its charming features and practical layout, it is sure to attract those looking for a lovely home in a peaceful setting. Do not miss the chance to view this wonderful opportunity.

- Two-bedroom semi-detached home
- Bright and airy living room
- Modern bathroom with rainfall shower
- Guide Price £160,000 - £170,000
- Quiet cul-de-sac location
- Driveway for 2-3 cars
- Close to schools and shops
- New modern kitchen
- Fully enclosed rear garden
- Excellent links to the M1 and A57

locating your ideal home



### Hallway

Entrance hallway with laminate flooring, providing access to the staircase and living room.

### Living Room

A bright and airy space, well decorated with laminate flooring and two front-facing double-glazed windows. Door leading through to the breakfast kitchen

### Breakfast Kitchen

Modern kitchen with wood-effect laminate flooring, rear-facing double-glazed windows and patio doors opening onto the rear garden. Features include a breakfast bar, electric hob, electric oven, extractor fan, boiler housed in cupboards, integrated fridge freezer, and under-stairs storage cupboard

### First Floor Landing

Providing access to the loft, master bedroom, second bedroom, and family bathroom

### Master Bedroom

Spacious double bedroom with two front-facing double-glazed windows, carpeted flooring, fitted wardrobes, fitted drawers, and a storage cupboard.

### Second Bedroom

Rear-facing bedroom with double-glazed window and neutral décor.

### Family Bathroom

Modern bathroom with tiled flooring and walls, mains-fed rainfall shower with overhead shower, glass shower screen, vanity hand wash unit with storage, low-flush WC, and rear-facing obscure double-glazed window.

### Externals

To the front is a low-maintenance lawn with a driveway for 2–3 vehicles and gated access to the rear. The rear garden is fully enclosed, mainly laid to lawn with a patio area.



Tel: 01909 475111

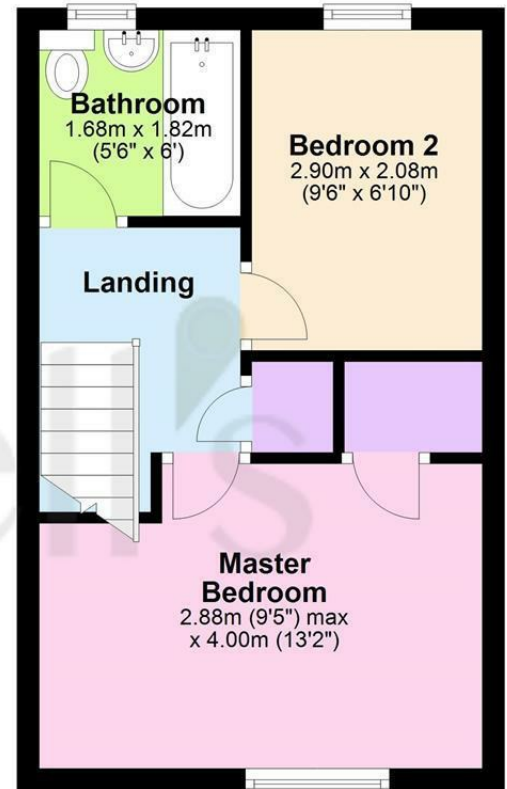




## Ground Floor




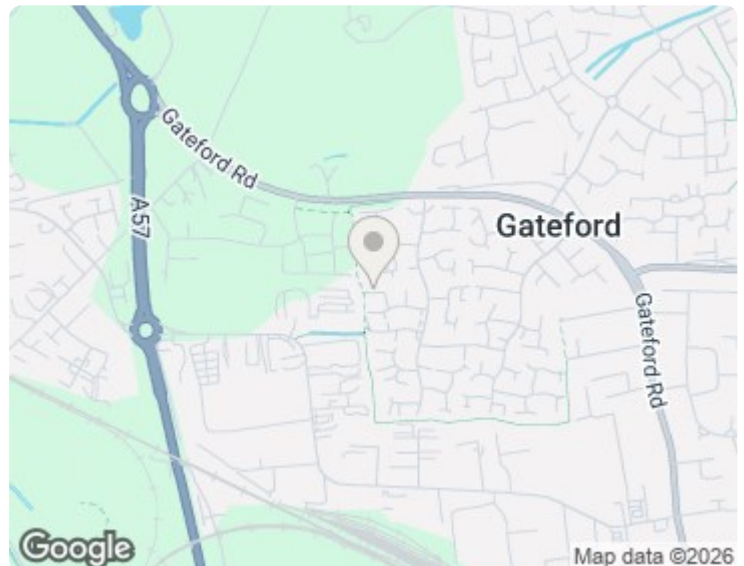
## First Floor



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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		71	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



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.

locating your ideal home

