



## 21 Manvers Street, Worksop S80 1SD

**Guide price £80,000**

GUIDE PRICE £80,000 - £100,000.

An opportunity to purchase this Well Presented Three Bedroom Semi Detached House! The property is highly recommended to be viewed internally to fully appreciate the size and composition of the property on offer. In brief the property comprises to the ground floor open plan lounge/ diner with stairs to the first floor, fitted kitchen, inner hall and three piece bathroom suite. To the first floor landing giving access to three bedrooms. To the outside a low maintenance rear yard, the property also benefits with double glazing and a gas central heating system.

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- On Street Parking
- Great Investment Opportunity

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## **Lounge**

12' x 12'4 (3.66m x 3.76m)

Upvc front door leading into the lounge, Upvc window to the front elevation.

## **Dining Room**

12'3 x 12' (3.73m x 3.66m)

Upvc window to the rear elevation, leading through to the galley kitchen, also giving access to the first floor via the exposed stairs.

## **Kitchen**

Matching wall and base units with roll edge worktop surfaces, four ring gas hob with oven below and extractor fan over, one bowl stainless steel sink and drainer with mixer tap over, space for washing machine, space for fridge, tiled surround, double glazed window to the side elevation and access to the rear;

## **Family Bathroom**

5'3 x 6'6 (1.60m x 1.98m)

Three piece suite, panel bath with shower over, low flush w/c, pedestal sink, tiled walls, cupboard housing the boiler, wall mounted radiator, double glazed obscure window to the side elevation.

## **First Floor**

### **Master Bedroom**

12' x 12'4 (3.66m x 3.76m)

Upvc window to the front elevation, gas central heating radiator.

### **Bedroom Two**

12'3 x 8'7 (3.73m x 2.62m)

Upvc window to the rear elevation, gas central heating radiator

### **Bedroom Three**

8'1 x 6'6 (2.46m x 1.98m)

Upvc window to the rear elevation.

## **Outside**

Outside is a low maintenance rear courtyard access to the front via a gate which leads to the front via a shared archway.



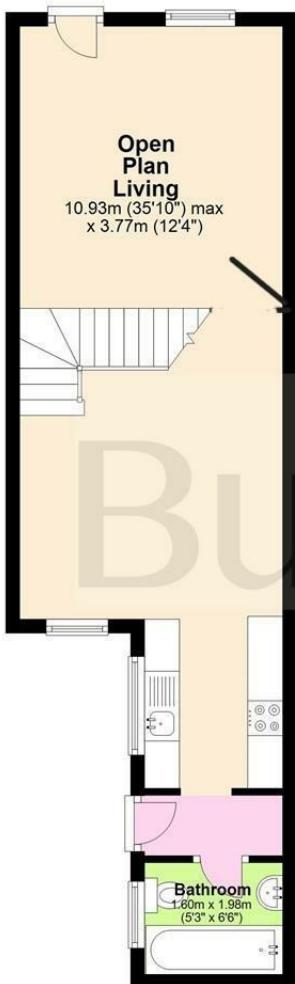


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## Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



## First Floor

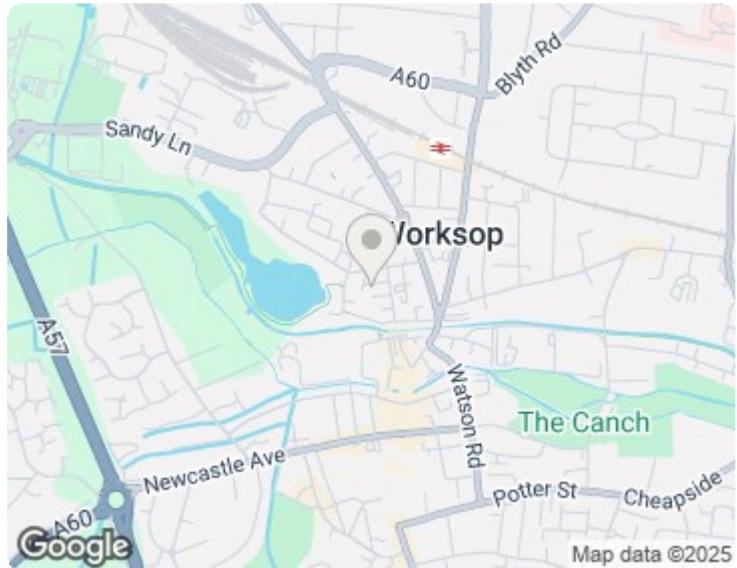
Approx. 37.1 sq. metres (399.7 sq. feet)



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	47	
(21-38)	F		
(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.

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