

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

4 Burns Road, Kilton, Worksop



- **Three Bedroom Semi Detached Family Home**
- **Well Proportioned Living Space**
- **Popular Residential Location**
- **Off Road Parking**
- **South Facing Rear Garden**
- **Vacant Possession No Onward Chain**

Set on a residential street in Worksop, this three-bedroom semi-detached home offers balanced accommodation with excellent outdoor space. A composite door opens to a practical hallway with stairs rising to the first floor. The layout flows from a well-proportioned lounge finished with coving, dado rail and an electric fire two French-style uPVC doors that frame the outlook to the enclosed rear garden. The kitchen stretches the depth of the house, providing generous work surfaces, fitted cabinetry and integrated cooking appliances, with a useful understairs store and provision for laundry. A side entrance porch links front and rear access and includes a handy outside store ideal for garden equipment. Outside the frontage combines lawn with a broad block-paved driveway/patio providing off-road parking. The rear garden is a true highlight: extensively lawned with established planting, an apple tree, a garden shed and an outside power point for convenience. Upstairs, three bedrooms are served by a family bathroom. uPVC double glazing features throughout, complementing everyday efficiency and comfort.

£ 170,000

4 Burns Road, Kilton, Worksop S81 0QQ

Entrance Hall

Composite double-glazed entrance door opening to the hallway with stairway to the first floor. Central heating radiator.

Kitchen 5.37m x 2.60m reducing to 1.63m (17'7" x 8'6" reducing to 5'4")

Fitted with a range of base, drawer and high-level cupboards, tile splashbacks and fitted extractor fan. Appliances include Hotpoint stainless steel double oven, stainless steel four-ring gas hob and stainless steel canopy-style extractor. Plumbing and provision for automatic washing machine. Understairs storage cupboard. Central heating radiator.



Lounge 3.53m x 4.82m (11'7" x 15'10")

Coved ceiling with dado rail. Central heating radiator. Feature fireplace with fitted surround, raised hearth and inset electric fire. uPVC double-glazed French-style double doors opening to the rear garden.



Side Entrance Porch

uPVC double-glazed entrance doors to both the front and the rear, providing covered side access. Includes a useful outside store.

First Floor Landing

Landing with loft access hatch serving the first floor accommodation.

Bedroom One 3.20m x 3.53m (10'6" x 11'7")

Central heating radiator and two built-in storage cupboards.



Bedroom Three 2.53m x 2.76m (8'4" x 9'1")

Central heating radiator.



Bedroom Two 3.41m x 2.93m (11'2" x 9'7")

Built-in storage cupboard and central heating radiator.



Bathroom

Fitted with wall-mounted hand basin and panel bath with fitted electric shower. Fitted extractor fan.



Separate WC

Frontage / Parking

To the front is a combination of lawn and block paving.

Rear Garden

Enclosed and extensively lawned with planted border, apple tree, garden shed and outside power point.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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