



Samian Close Worksop, S81 7FG

Being offered for sale this beautifully presented three bedroom town house being positioned on a cul de sac location. The property is ideal for first time buyers or investors with it currently being tenant occupied. The property is highly recommended to be viewed internally to fully appreciate the size and composition on offer. In brief the property comprises to the ground floor; entrance hall, ground floor w/c, lounge with feature fire place and open plan kitchen/ diner with French doors to the rear leading out to the rear garden. To the first floor landing giving access to three bedrooms and a three piece bathroom suite, the master bedroom also benefits with a three piece en suite. To the outside a small front garden and to the rear an enclosed garden with patio and mainly laid to lawn. The property also benefits with double glazing and a gas central heating system.

Being offered for sale this beautifully presented three bedroom town house being positioned on a cul de sac location. The property is ideal for first time buyers or investors with it currently being tenant occupied. The property is highly recommended to be viewed internally to fully appreciate the size and composition on offer. In brief the property comprises to the ground floor; entrance hall, ground floor w/c, lounge with feature fire place and open plan kitchen/ diner with French doors to the rear leading out to the rear garden. To the first floor landing giving access to three bedrooms and a three piece bathroom suite, the master bedroom also benefits with a three piece en suite. To the outside a small front garden and to the rear an enclosed garden with patio and mainly laid to lawn. The property also benefits with double glazing and a gas central heating system. Ground Floor - Entrance Hall - Door access to the front elevation, wall mounted radiator and access to; W/C - Low flush w/c, pedestal sink with tiled surround, wall mounted radiator, double glazed obscure window to the front elevation and extractor fan. Lounge - 5.18m x 4.27m max (17'73 x 14'99 max) - Coal effect fire place with tiled hearth with wooden mantle over, double glazed window to the front elevation, two wall mounted radiators and stairs off to the first floor. Kitchen/ Diner - 2.44m x 4.27m (8'94 x 14'98) - Matching wall and base units with roll edge top work 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 a washing machine, space for a dryer, space for a fridge freezer, tiled surround, cupboard housing the boiler and double glazed window to the rear elevation. Dining area; wood effect flooring, wall mounted radiator, under stairs storage cupboard and double glazed French doors to the rear leading out to the rear garden. First Floor - Landing - Built in cupboard, loft access and access to; Bedroom - 3.35m (3.96m) x 2.44m (11'72 (13'76) x 8'46) - Double glazed window to the front elevation, wall mounted radiator and access to; En Suite - Tiled flooring, three piece suite, shower cubicle, low flush w/c, sink with cupboard below, tiled surround, wall mounted radiator and extractor fan. Bedroom - 3.05m x 2.44m (10'20 x 8'48) - Double glazed window to the rear elevation and wall mounted radiator. Bedroom - 2.44m x 1.83m (8'70 x 6'32) - Double glazed window to the front elevation and wall mounted radiator. Bathroom - Tiled flooring, three piece white suite, panel bath, low flush w/c, sink with cupboard below, tiled surround, wall mounted radiator, double glazed obscure window to the rear elevation and extractor fan. Outside - Front Garden - To the outside a front garden with lawn area. Rear Garden - To the rear an enclosed garden with patio area, mainly laid to lawn, fence surround and with gated access to the rear.

BASE INFORMATION:	
Rooms	: 1
Bed	: 3
Bath	: 3