



Mercia Close Worksop, S81 0SS

GUIDE PRICE ?160,000-?165,000

FOR SALE is this beautiful three bedroom semi-detached home, being ideal for a first time buyer or families out there, situated close to local school, shops and amenities. In brief the property comprises; entrance lobby, lounge, kitchen/dining room with integrated appliances, storage, rear porch, cloakroom and downstairs wc to the ground floor. To the first floor are three bedrooms and a three piece bathroom suite in white. To the outside are lawned area's, artificial lawn area and access to the garage and bar. This property benefits from double glazing, a three year old central heating system fitted and only by viewing is highly recommended in order to fully appreciate the size and composition of the property on offer!

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Entrance Hall - With a front facing entrance door, a wall mounted radiator and stairs leading to the first floor accommodation.

Lounge - 2.84m x 5.54m (9'3" x 18'2") - A well proportioned lounge with a front facing double glazed window, TV point, power points and a wall mounted radiator.

Kitchen/Diner - 5.23m x 3.76m (17'1" x 12'4") - With a range of wall and base units in cream along with worksurfaces incorporating stainless steel sink, splashback tiling, integrated electric oven and hob with cooker hood, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, wall mounted radiator and front and rear facing double glazed windows.

Rear Entrance Porch - With a rear facing double glazed entrance door, understairs storage cupboard and pantry.

Cloakroom - With a low level WC, wash hand basin, tiled floor and a front facing double glazed window.

First Floor-Landing - Bedroom One - 3.28m x 4.34 (10'9" x 14'2") - With a front facing double glazed window, power points, TV point, wall mounted radiator and fitted wardrobes to one side of the wall.

Bedroom Two - 3.63m x 3.25m (11'10" x 10'7") - With a front facing double glazed window, power points, wall mounted radiator.

Bedroom Three - 3.02m x 2.06m (9'10" x 6'9") - With a front facing double glazed window, power points, wall mounted radiator and fitted wardrobe to one side of the wall.

Family Bathroom - A fully tiled three piece suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, wall mounted radiator and a rear facing double glazed obscure window.

Exterior - To the front of the property is a gated access with lawn area. To the rear of the property is an enclosed garden with gated access,, artificial lawn, wall surround, access into the garage and an outside tap.

Garage - With up & over door, a side access door. The garage is partly used as a bar.

BASE INFORMATION:	
Rooms	: 2
Bed	: 3
Bath	: 1