





39 RUFFORD STREET

WORKSOP, S80 2UQ

£135,000

FREEHOLD

****GUIDE PRICE £135,000 - £140,000****

A well-presented two-bedroom semi-detached property, occupying a generous corner plot in a popular area of Worksop. Offering well-proportioned accommodation across two floors, the property combines practical living space with a range of attractive features, making it an ideal choice for first-time buyers, investors, couples or those looking to downsize. The ground floor comprises a welcoming entrance hall with useful storage, a generous living/dining room featuring hardwood flooring and a feature electric fire, together with a well-equipped kitchen offering a range of fitted units and integrated appliances. To the first floor are two good-sized bedrooms, both benefiting from built-in storage, hardwood flooring and attractive decorative wall features, along with a well-appointed three-piece family bathroom.

Externally, the property benefits from a generous corner plot with decking and patio areas, a useful storage outbuilding and a further raised garden area. There is also a detached garage with an up-and-over door, side access door, power and lighting.

Kendra Jacob

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• TWO DOUBLE BEDROOMS • SEMI-DETACHED • POSITIONED ON A GENEROUS CORNER PLOT • SOLAR PANELS FITTED TO THE PROPERTY • DETACHED GARAGE • PERFECT FOR FIRST TIME BUYERS • HARDWOOD FLOORING THROUGHOUT • GUIDE PRICE £135,000-£140,000





ENTRANCE HALL

With a front-facing UPVC entrance door, central heating radiator and useful understairs storage. Built-in cupboards provide additional storage, while a side-facing double-glazed window provides natural light. Hardwood flooring and stairs rising to the first floor.

LIVING/DINING ROOM

A well-proportioned living and dining room featuring a front-facing double-glazed window, together with a side-facing UPVC door providing access to the garden. Further double-glazed UPVC windows provide plenty of natural light. The room benefits from hardwood flooring and a feature electric fire with decorative surround.

KITCHEN

Fitted with a range of wall and base-level units with complementary work surfaces incorporating a composite sink and drainer. Integrated gas hob with electric oven and grill, with extractor hood above. Plumbing is provided for a washing machine. Rear-facing double-glazed window and side-facing UPVC entrance door.

FIRST FLOOR-LANDING

The landing has a side-facing double-glazed window, hardwood flooring and loft access, with doors leading to two generously proportioned bedrooms and the family bathroom.

BEDROOM ONE

A generous double bedroom with front-facing double-glazed windows, hardwood flooring and built-in storage cupboards. Decorative wall panelling and central heating radiator.

BEDROOM TWO

A second well-proportioned bedroom with rear-facing double-glazed window, hardwood flooring and built-in storage cupboards. Decorative wall treatment and central heating radiator.

BATHROOM

A three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-flush WC. Further features include a heated towel radiator, PVC ceiling, extractor fan, wall-mounted storage cupboard and a rear-facing obscure double-glazed window.

EXTERNAL

To the front of the property is extensive gardens and a pathway leading up to the entrance door. To the rear of the property is a detached garage with a side access door leading to the garden, up-and-over garage door, power and lighting. The garden offers a combination of decking and patio areas, together with a useful storage outbuilding. Steps lead up to a further raised area, with additional access towards the rear. External power points and an outside tap are also provided.

DETACHED GARAGE

A detached garage with an up-and-over door and a side access door from the garden.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

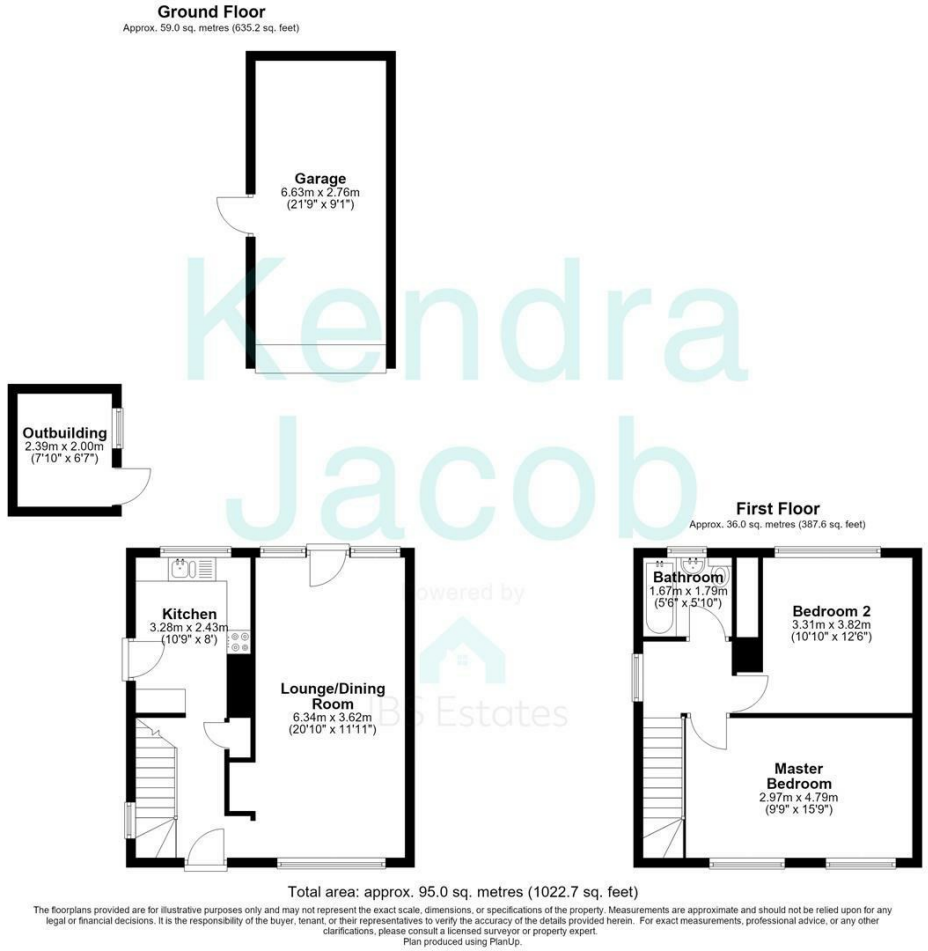
Viewings – By Appointment Only

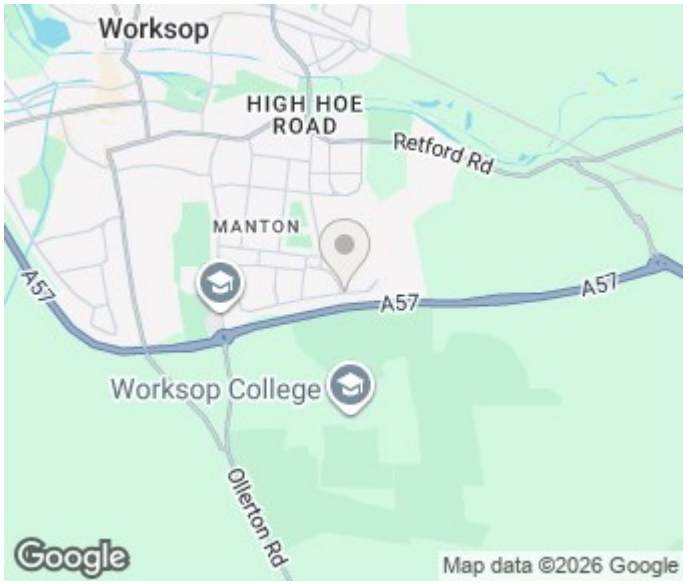
Floor Area – 1022.70 sq ft

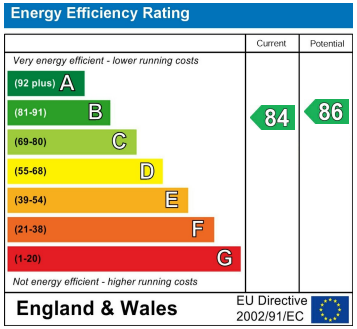
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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