



**72 Central Avenue, Worksop
Nottinghamshire S80 1EN**

Guide price £125,000

**GUIDE PRICE £125,000 - £135,000 STUNNING FAMILY HOME! TWO BEDROOM PLUS ATTIC ROOM!
IMPRESSIONS KITCHEN! WELL PRESENTED! IDEAL FIRST BUY! INVESTMENT OPPORTUNITY!**

Offered for sale is this beautifully presented three bedroom semi-detached family home, being suited to the first time buyer or investor alike! Situated in a much sought after location of Worksop, close to local amenities including shopping facilities, schools, public transport links and the A1, A57, and M1 Motorway network. In brief the property comprises; entrance hall, lounge, dining room and kitchen. To the first floor are two bedrooms and bathroom. Second floor attic bedroom. To the outside is a low maintenance garden.
VIEW TODAY!

- STUNNING FAMILY HOME
- GENEROUSLY PROPORTIONED
- LOCAL AMENITIES
- VIEW TODAY!
- TWO BEDROOMS PLUS ATTIC ROOM
- IDEAL FIRST BUY
- PUBLIC TRANSPORT LINKS
- IMPRESSIVE KITCHEN
- INVESTMENT OPPORTUNITY
- EASY ACCESS TO WORKSOP TOWN CENTRE

locating your ideal home



Entrance hall

With staircase to first floor landing.

Lounge

14'04 x 13'07 (4.37m x 4.14m)

With double glazed window, gas central heating radiator and built in storage cupboard.

Dining room

17'03 max x 13'08 (5.26m max x 4.17m)

With double glazed window, gas central heating radiator and under stairs storage area.

Kitchen

14'00 x 6'05 into recess (4.27m x 1.96m into recess)

Fitted kitchen featuring a range of wall and base units incorporating a complementary work surface, inset stainless steel sink, splash back tiling, pantry, space for appliances, gas hob with extractor above, electric oven, gas central heating radiator, double glazed window and door to outside.

First floor landing

With double glazed window, gas central heating radiator and staircase to attic bedroom.

Master bedroom

13'07 x 11'05 (4.14m x 3.48m)

With double glazed window and gas central heating radiator.

Bedroom two

12'05 x 10'07 (3.78m x 3.23m)

With double glazed window, gas central heating radiator and storage cupboard housing the boiler.

Bathroom

8'07 x 4'04 (2.62m x 1.32m)

Bathroom suite comprises: Bath with shower attachment, vanity sink unit, WC, complementary tiling, gas central heating radiator and double glazed window.

Attic bedroom

18'07 x 13'07 (5.66m x 4.14m)

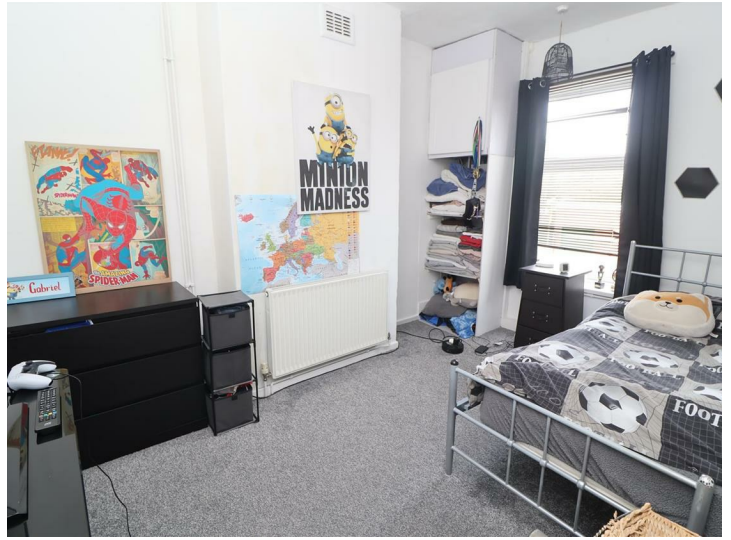
With double glazed window and gas central heating radiator.

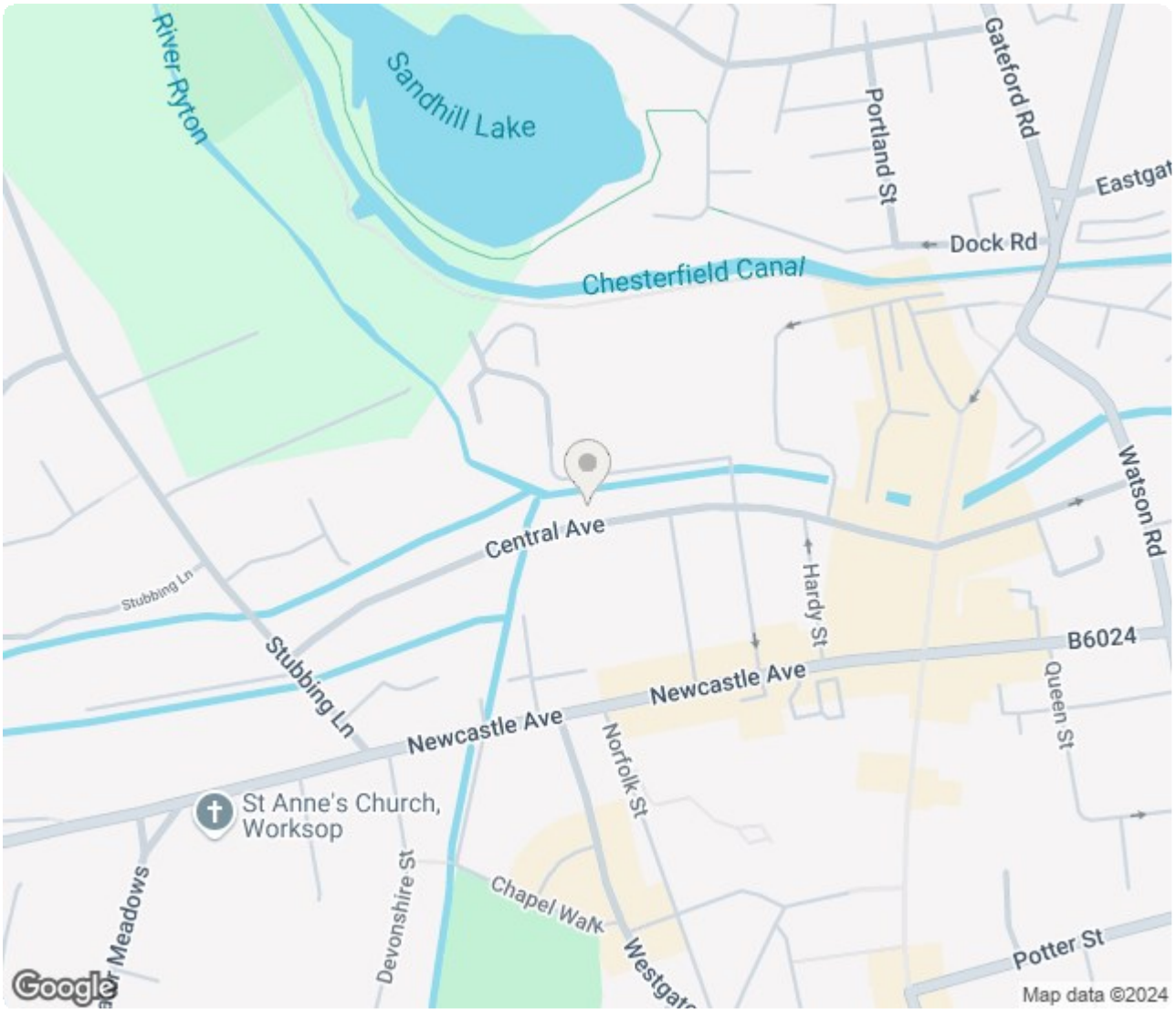
Outside

To the rear of the property there is a low maintenance garden.



Tel: 01909 475111





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

locating your ideal home

