



**27 Beckett Avenue, Worksop
S81 9LJ**

Offers over £160,000

This three-bedroom semi-detached house in Carlton-in-Lindrick, Worksop, offers a spacious living layout with two reception rooms. The lounge features French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor spaces. While improvements have been started in the second and third upstairs bedrooms, they remain unfinished, providing an opportunity for buyers to complete the work to their liking. The rear garden is primarily laid to lawn and includes a brick shed that requires significant attention and repair. The property also benefits from a driveway that accommodates two cars. This home is located in a popular area, close to local amenities in Carlton-in-Lindrick.

- Semi Detached House
- Two Reception Rooms
- Needs Slight Attention In Places
- Three Bedrooms
- Perfect For FTB/Investors
- Viewings Advised
- Off Road Parking
- Improvements Have Been Started In Second & Third Bedrooms

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Ground Floor

Entrance Hall

The entrance hall features a UPVC door, a spindle staircase leading to the first floor, and a cloaks cupboard housing the gas-fired central heating boiler.

Front Lounge

13' x 10'5" (3.96m x 3.18m)

The entrance hall features a UPVC door, a spindle staircase to the first floor, a cloaks cupboard housing the gas-fired central heating boiler, coving to the ceiling and a central heating radiator.

Rear Lounge

The rear lounge features UPVC French doors leading onto the rear garden, a wall-mounted electric fire, and a gas radiator.

Kitchen

8'5" x 6'9" (2.59 x 2.08)

The kitchen is fitted with white gloss matching wall and base units, a black granite-effect worktop, and a stainless steel sink. It has a vinyl floor, a UPVC window to the side elevation, and a UPVC door leading onto the rear garden.

First Floor

Bedroom One

10'8" x 9'10" (3.27 x 3.02)

Bedroom one features a UPVC window to the rear elevation, sliding wardrobes along the entire wall, and a radiator.

Bedroom Two

12'4" x 9'10" (3.78 x 3.02)

Bedroom two has a UPVC window to the front elevation. It has been replastered and decorated but requires flooring and finishing touches.

Bedroom Three

9'6" x 6'3" (2.92 x 1.93)

Bedroom three has been replastered but requires painting and flooring. It also features a UPVC window to the front elevation.

Bathroom

The bathroom features an obscure window to the rear elevation, an enclosed bath with an electric shower above, a shower rail, and a pedestal sink.

Separate W/C

The W/C has an obscure window to the side elevation and a low flush W/C.

Outside

Rear Elevation

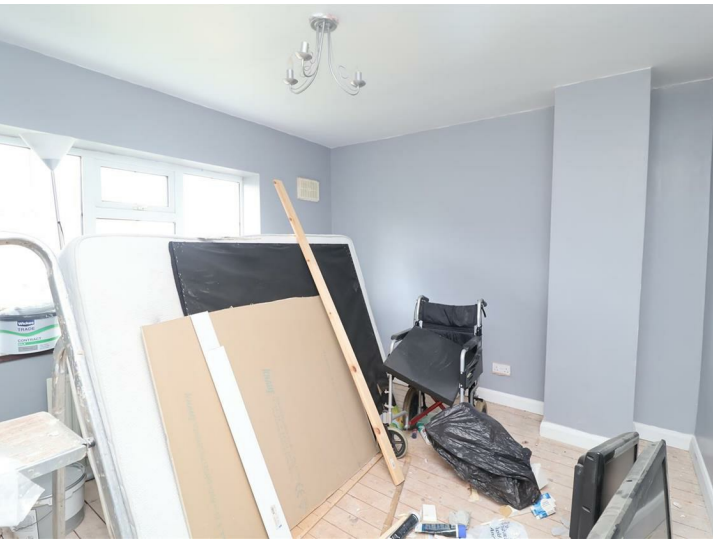
The rear garden features a resin patio area that leads onto a garden mainly laid to lawn. There is a brick-built shed that requires significant attention, and access to the front is available via side access.

Front Elevation

The front elevation includes a garden, a path leading to the front door, and a driveway at the side of the property.



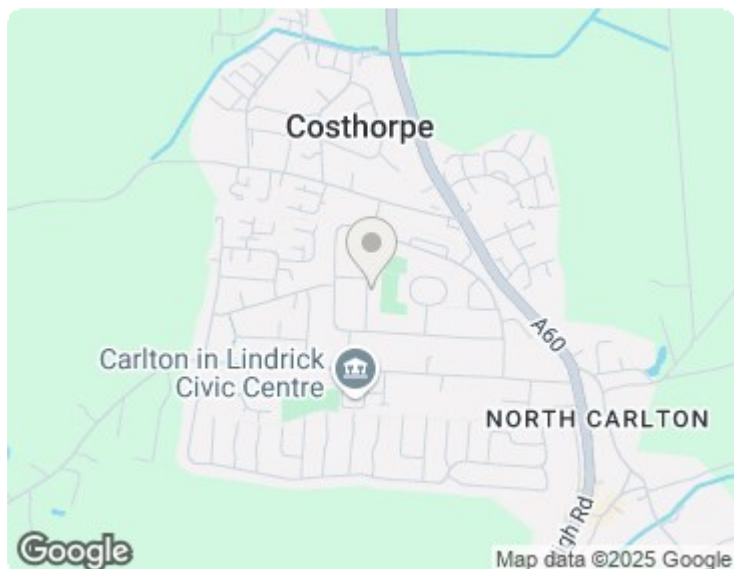
Tel: 01909 475111



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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.

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