



**11 Denbigh Avenue, Worksop
S81 7SZ**

Guide price £160,000

GUIDE PRICE £160,000- £170,000

A well-presented three-bedroom terraced townhouse offering versatile accommodation arranged over three floors, featuring a modern kitchen/diner with patio access to the rear garden, a first-floor lounge with Juliette balcony, and a spacious master bedroom with ensuite. The property further benefits from off-street parking for two cars and a garage with power and lighting.

COMES WITH NO ONWARD CHAIN.

- Three Bedroom Terraced Townhouse
- Master Bedroom With Ensuite And Fitted Wardrobes
- Parking For Two Cars Plus Garage With Power
- Modern Kitchen Diner With Patio Doors
- Family Bathroom And Downstairs W/C
- No Onward Chain
- First Floor Lounge With Juliette Balcony
- Rear Garden Mainly Laid To Lawn With Patio

locating your ideal home



Ground Floor

Entrance Hall

A composite front door opens into the entrance hall, which provides access to the office, kitchen and downstairs W/C, along with stairs rising to the first floor.

Office

A UPVC window overlooks the front elevation, and the room is currently arranged as a home office.

Downstairs W/C

Low flush, w/c, pedestal sink.

Kitchen

The kitchen/diner is fitted with matching wood wall and base units, complemented by a granite-effect worktop. Appliances include a gas hob with stainless steel extractor above, along with a stainless steel sink and drainer. There is plumbing and space for both a washing machine and dishwasher. A UPVC window overlooks the rear elevation, and patio doors open directly onto the rear garden.

First Floor

Lounge

The first-floor lounge enjoys a Juliette balcony door along with a UPVC window to the front elevation, allowing for plenty of natural light.

Bedroom Two

Bedroom two features a UPVC window to the rear elevation and benefits from built-in wardrobe storage along with an additional cupboard.

Second Floor

Master Bedroom

The master bedroom enjoys a UPVC window to the rear elevation and is well served by two double fitted wardrobes, with a door leading through to the en-suite.

Garage & Driveway

Away from the property, there is allocated parking for one car, along with a garage.

Ensuite

The ensuite is fitted with a three-piece suite comprising an enclosed shower, pedestal wash basin and low-flush W/C.

Bedroom Three

Bedroom three is a generous single room with a UPVC window to the front elevation.

Family Bathroom

The family bathroom includes a UPVC obscure window to the front elevation and is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-flush W/C.

Outside

Rear Garden

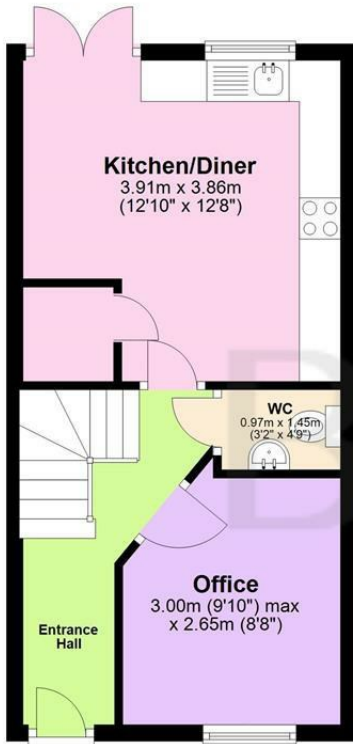
The rear garden is mainly laid to lawn, with a patio area directly accessed from the kitchen. A pathway leads to a rear gate, which in turn provides access to the garage.





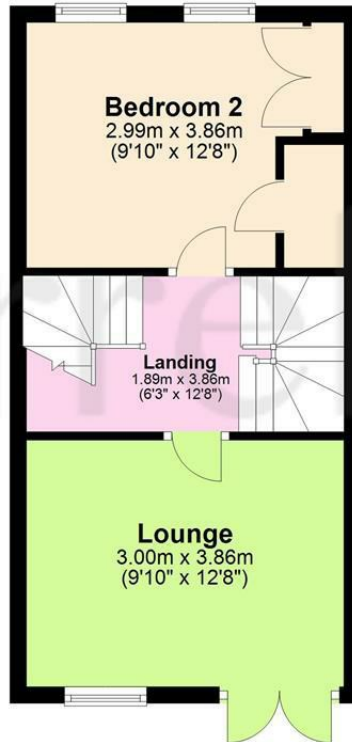
Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



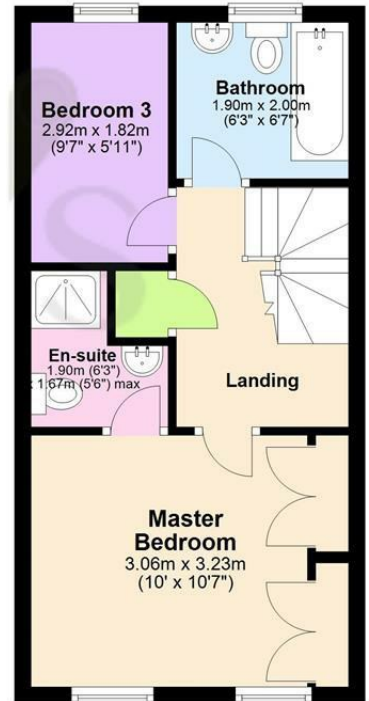
First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



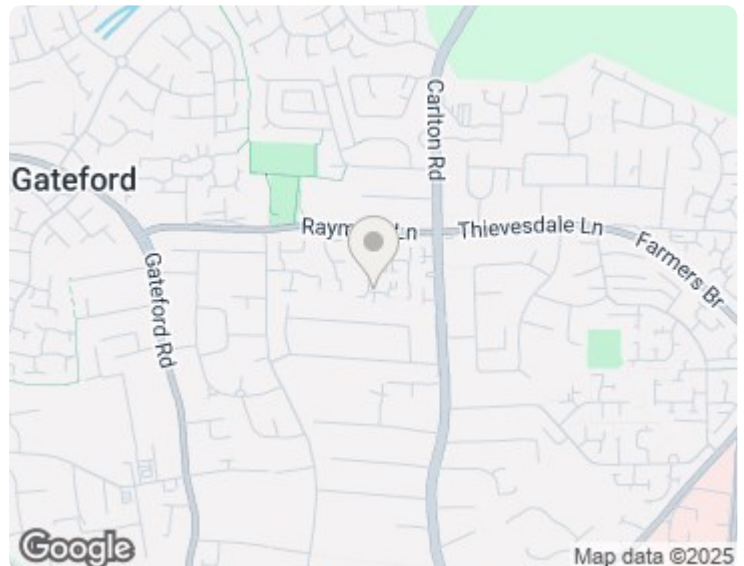
Second Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



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		74	81
		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.

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