

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

34 Mount Avenue, Worksop



- **Refurbished Bay Fronted Semi-Detached House**
 - **Excellent Residential Location**
 - **Backing on to Playing Fields**
- **Eye Catching Dining Kitchen With Fitted Appliances**
 - **Gas Combi Boiler, UPVC Double Glazing**

This is an impressive traditionally styled bay fronted semi-detached property located in this popular residential location which offers easy access to a range of local amenities including local schools and college, and Worksop train station. The property has been extensively renovated by the current owner to provide an excellent family home. The accommodation in brief includes an entrance porch, welcoming inner hall, bay fronted lounge and an impressive dining kitchen which includes a breakfast bar and range of fitted/integrated high-quality appliances. There are three first floor bedrooms and a bathroom. Externally gardens front and rear, with a gated driveway and garage to the side. The property has a pleasant outlook to the rear, overlooking playing fields.

£200,000

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In more detail-

Front entrance porch

With UPVC double glazed entrance door. Inner hall, laminate flooring, central heating radiator, stairs to the first floor, fitted double cloak closet. Ground floor WC with wall mounted hand basin.



Lounge 12'11" (3.93m) maximum into the bay window by 11'10" (3.60m)

Central heating radiator.



Superb Open Plan Dining Kitchen, 17' X 11'10" (5.18m X 3.60m)

Fitted with an excellent range of units incorporating base, drawer and high-level cupboards. In a dark graphite finish, excellent range of appliances including Hotpoint, fridge freezer and washer dryer. Neff electric oven, combi microwave oven, five ring induction hob, extractor fan and dishwasher. A range of fitted work surfaces in contrasting style incorporating a fitted breakfast bar, inset 1 1/2 bowl composite sink unit, fitted mixer tap, inset ceiling lighting, electric plinth kick space heater, UPVC double glazed double doors to the rear garden.



On the first floor-

Landing

With loft access. The loft is part boarded with steps fitted and light laid on. Within the loft is the fitted Ideal Logic gas combi boiler fitted in 2021 with a 10 year guarantee.

Bedroom One 13'8" X 11'8" (4.16m X 3.55m)

Bay fronted, central heating radiator.



Bedroom Two 11'1" X 9'9" (3.37m X 2.97m)

Central heating radiator, built in wardrobes, fitted high level cupboards, fitted dressing table and drawers, central heating radiator.



Bedroom Three 11'6" X 6'8" (3.50m X 2.03m)

Central heating radiator, bathroom. With WC, Pedestal Hand Basin, Panel Bath and Fitted Bristan electric Shower.



Outside

Attractive frontage with established foliage, Gated driveway to the side providing car hard standing and leading to the garage. Enclosed rear garden with lawn, outside store and backing onto playing fields.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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