

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

112 Central Avenue, Worksop



- **Exceptional Two Bedroom Semi Detached House**
- **Superbly Well Presented Throughout**
- **Excellent Central Position Close To town Centre**

Early viewing is highly recommended to fully appreciate this well fitted and decorated modern two-bedroom semi-detached property which is likely to appeal to a number of potential purchasers including first time buyers, investors, and downsizers. The property in benefits from accommodation which includes, entrance hall, through lounge, fitted kitchen with built in appliances, and rear porch. There are two first floor bedrooms and a well fitted family bathroom. Block paved drive, double gates to the side and a rear garden offering a good level of privacy. The property is double glazed throughout, has a recently installed gas central heating boiler and the benefit of fitted solar panels with a storage battery.

£160,000

112 Central Avenue, Worksop, S80 1EN

Entrance Hall

Double glazed composite entrance door with inset glazed panels and a feature brush steel handle, central heating radiator, feature staircase to the first floor.

Lounge 23' x 10'4" Reducing To 6'10" (7.1m x 3.15m Reducing to 2.08m)

A full-length lounge with UPVC double glazed bay window to the front elevation and French style double doors to the rear porch. Two central heating radiators, under stairs cupboard and fitted laminate flooring.



Kitchen 8'6" x 5' (2.59m x 1.52m)

A well-fitted kitchen which includes base, drawer and high-level cupboards with contrasting fitted marble work surfaces with mixer tap and drainer, built-in electric oven, four ring gas hob unit, extractor fan, ceramic tiled floor, plumbing for automatic washing machine.



Rear porch 6'3" by 5'9" (1.90m x 1.75m)

Brick and UPVC with double glazed UPVC side access door.

On the first floor

Bedroom One 13'8" Reducing to 10'7" x 10'4" (4.16m Reducing to 3.22m x 3.15m)

Central heating radiator, laminate flooring.



Bedroom Two 10'7" x 7'3" (3.22m x 2.21m)

With two double built-in wardrobes, laminate flooring and central heating radiator.



Bathroom

Fully tiled walls and with a fitted suite comprising WC, pedestal wash, hand basin, panel bath with glazed shower screen and wall-mounted Mira electric shower, fitted stainless steel towel rail.



Landing

Fitted cupboard housing the ideal gas central heating radiator

Outside

To the front of the property is an attractive block-play frontage providing vehicle hard standing and access to the side of the property via a double wrought iron access gate, and to a low-maintenance rear pebbled garden area which offers a good level of privacy with an outside tap



Solar Panels

The property is fitted with solar panels and a battery storage unit.

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.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.