

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

33 Almond Grove, Worksop



- **Excellent Opportunity to Improve**
- **Superb Plot With South Facing Rear Garden**
- **Sought After Development**

An excellent plot with attractive gardens to the front and an area to the side, and an enclosed south facing rear garden. Situated on the ever popular development of Crabtree Park, this is a well-proportioned 4 bedroom family home located on a generously sized plot, and could offer potential to extend. The property is well located offering easy access to the town centre, schools, church and other local amenities, alongside country side walks. In brief- entrance hall, full length lounge, separate dining room, kitchen, 4 first floor bedrooms and bathroom.

£295,000

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Entrance Hall

UPVC double glazed entrance hall, under stairs cupboard and central heating radiator.

Cloak Room

WC, pedestal hand basin and central heating radiator.

Dining Room 12'4" x 9'11" (3.75m x 3.02m)

Central heating radiator.



Lounge 19'10" x 12'9" (6.04m x 3.88m)

Wall mounted gas fire (obsolete) UPVC double glazed sliding pano doors to the garden with 2 central heating radiators.



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Landing

Fitted Storage Cupboard.

Bathroom

WC, hand basin, panelled bath, over bath mixer shower and central heating radiator.

Master Bedroom 16' x 10'2" (4.87m x 3.09m)

Central heating radiator.



Bedroom Two 10'9" x 9'5" (3.27m x 2.87m)

Fitted double wardrobe and central heating radiator.



Bedroom Three 13'3 x 8'9 (4.03m x 2.66m)

Fitted desk with drawer and storage cupboard and central heating radiator.



Bedroom Four 10'2" x 7'3" (3.09m x 2.21m)

Central heating radiator.



Garage 18'7" x 8'1" (5.66m x 2.46m)

Generous rear garden extensive lawn, vegetable patch, apple tree and magnolia tree. Paved patio area, timber garden shed. Outside light and tap. Space for two large dog kennels with runs. There are also solar panels on the roof.



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.