

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

40 Carling Avenue, Worksop



- **Neat Two Bedroom Modern Town House**
- **Enclosed South Facing Rear Garden**
- **Great Location Close to Town, Schools, Church Etc.**
- **Early Viewing Considered Essential**

A well-presented two bedroom modern house that may well appeal to a wide range of potential buyers including first time buyers, investors or someone looking to down size. The property is well located within this popular development which offers easy access to a wide array of local amenities and the town centre. The property offers neat well-presented living space benefitting from gas central heating, UVPC double glazing, fitted kitchen with fitted appliances etc. A neat, low maintenance frontage, and enclosed south facing rear garden.

£139,950

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Entrance Hall

UPVC double glazed entrance door, central heating radiator and ceramic tiled floor.

Kitchen 8'3" x 7'9" (2.51m x 2.36m)

Includes a range of fitted units with single bar handles and comprising base drawers and high level units which are complemented with fitted roll edge work surfaces. Fitted 1 ½ bowl stainless steel sink unit, mixer tap and drainer. Plumbing for automatic washing machine. Built in electric oven, 4 ring gas hob and extractor fan. Extensive tiled splashback, ceramic tiled floor, wall mounted Ideal Logic 30 gas combi central heating boiler.



Lounge 15'4" x 11'8" (4.67m x 3.55m)

With spindle stair case to the first floor. Central heating radiator UPVC double glazed rear door to the garden.



Bedroom One 12'8" x 11'9" Reducing to 8'4" (3.86m x 3.58m Reducing to 2.54m)

Central heating radiator and loft access hatch.



Bedroom Two 11'7" x 5'7" (3.53m x 1.70m)

Central heating radiator.



Bathroom

Fitted with a white suit, with WC, pedestal hand basin, panelled bath. Fitted shower glazed shower screen mixer tap, tiled splashbacks, extractor fan, central heating radiator and fitted storage cupboard.



Outside

To the front of the property there is a low maintenance designed pebbled frontage and paved access path to the entrance door.

Rear

An enclosed south facing garden offering a high level of privacy with block paved patio, paved pathway and lawn, rear pedestrian access gate leading to the allocated car space.



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.