

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

127 Anston Avenue, Worksop



- Two Bedroom Semi Detached
- Popular Residential Location
 - Cash Buyers Only
- South Facing Rear Garden
- Gas Central Heating and UPVC Double Glazing

Situated in a highly sought after area, this two bedroom semi-detached property offers an excellent opportunity for investors or those looking to add their own stamp through modernization. The property benefits from gas central heating and Upvc double glazing throughout. With scope for improvement and personalization the property includes an entrance hall with composite entrance door, lounge, dining kitchen with double French doors to the garden. On the first floor there are two well proportioned bedrooms and a shower room. Outside the property has a south facing garden which is enclosed and offers a good level of privacy. Conveniently located close to local amenities, Valley School, leisure facilities and the railway station. With a little modernization this home could truly shine – early viewing is recommended to appreciate the potential on offer.

£ 115,000

127 Anston Avenue, Worksop S81 7JF

Entrance Hall

With a composite double glazed entrance door, central heating radiator and stairs leading to the first floor.

Lounge 13'11" x 11'10" (4.24m x 3.60m)

With a feature Upvc bow window to the front elevation, feature fireplace with fitted surround, hearth, inset gas fire and central heating radiator.



Dining Kitchen 17'1" x 8'10" (5.20m x 2.69m)

Includes base, drawer and high level cupboards. Complimentary roll edged worksurfaces and inset one and a half bowl stainless steel sink unit and mixer tap, Upvc double glazed stable style rear door and Upvc double glazed French style patio doors to the garden. There is a useful understairs pantry cupboard which also houses the Ideal Logic gas central heating boiler.



Shower Room 7'2" x 6' (2.18m x 1.82m)

Fully tiled walls, fitted suite with wc, handbasin, corner shower cubicle and central heating radiator.



Bedroom One 12'4" x 10'9" (3.75m x 3.27m)

Central heating radiator



Bedroom Two 11'x10'1"
(3.35m x 3.07m)

Central heating radiator



Outside

The property has an attractive frontage with access to the front entrance door and side pathway to the rear gate which provides access to the garden.

The rear garden is enclosed and faces south with majority laid to lawn and established well stocked borders.

There is a brick-built outbuilding which serves as a Utility Room 8'x 5'2" with plumbing for an automatic washing machine, ceramic tiled floor, power and light laid on and further store place.



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.