

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 57 Riddell Avenue, Langold



- Beautifully Presented Mid Terrace Home •Three Generous Bedrooms
- Gas Central Heating & UPVC Double Glazing •Stylish, Modern Shower Room
- South Facing Well Stocked Rear Garden •Workshop, Greenhouse, Shed and Summer House
- Off Road Parking To The Front •Popular Village Location

A beautifully presented three-bedroom home with generous south-facing gardens in a sought-after village location. This superbly presented three-bedroom mid-terrace home offers a perfect combination of comfort, practicality, and style—ideal for a range of buyers. Nestled within a highly regarded and popular village, the property enjoys a generous plot with a south-facing rear garden that's a true haven for any keen gardener. Well-maintained throughout, the home benefits from gas central heating and UPVC double glazing. Internally, it features a well-fitted kitchen, a modern and stylish shower room, and three generously proportioned bedrooms. There's also the advantage of no upward chain, making for a straightforward purchase. Outside, the open driveway provides hard standing for vehicles, while the rear garden is bursting with colour and character. Landscaped with care, it includes raised and planted beds, a brick shed, workshop, greenhouse, and a charming summer house—a dream setting for outdoor living, hobbies, or relaxation. Early viewing is highly recommended to fully appreciate the space, presentation, and lifestyle this lovely home has to offer.

£ 160,000

# 57 Riddell Avenue, Langold, S81 9PW

## Entrance Hall

With UPVC double glazed front entrance door and staircase to the first floor.

## Lounge 16'7" x 11'3" (5.05m x 3.42m)

A bright and welcoming space with UPVC double glazed sliding patio doors opening onto the rear garden. Features include coving to the ceiling, a central heating radiator, and a feature fireplace with fitted surround, hearth, and inset electric fire.



## Kitchen 15'11" x 8'10" Extending to 10'10" (4.85m x 2.69m to 3.30m)

Fitted with a stylish range of cream units and contrasting roll-top work surfaces. Includes a stainless steel sink with drainer and mixer tap, integrated stainless steel oven, four-ring hob, and extractor hood. Also includes base, drawer, and wall units providing ample storage.



## Rear Lobby

With ceramic tiled flooring, UPVC double glazed door to the garden, and a useful under-stairs storage cupboard.

## Ground Floor WC

Fitted with a low flush WC and hand basin

## First Floor

## Bedroom One 11'2" x 10'8" (3.40m x 3.25m)

Includes a central heating radiator and fitted storage cupboard with hanging rail.



## Bedroom Two 15'1" x 7'1" (4.59m x 2.15m)

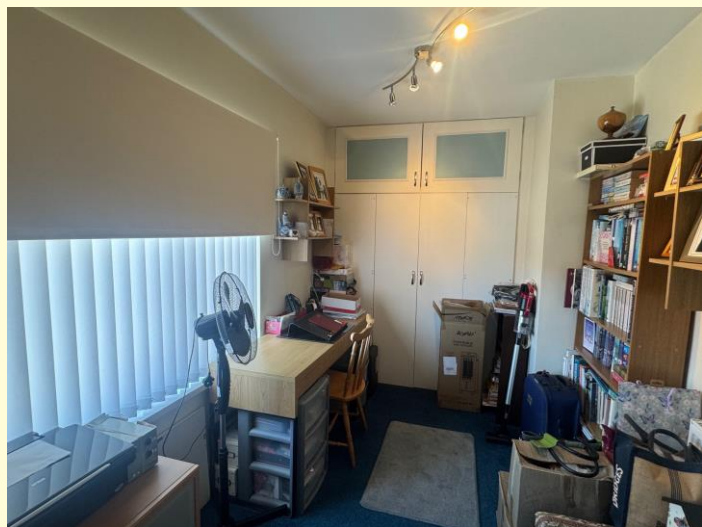
A well-sized second bedroom with radiator and fitted storage cupboard with hanging rail.





### Bedroom Three 12'3" x 8'5" (3.73m x 2.56m)

With central heating radiator.



### Shower Room

Beautifully fitted with a white suite comprising walk-in shower enclosure, pedestal wash basin, and low flush WC. Walls are panelled with aqua board, and a stainless steel heated towel rail.



### Outside

To the front of the property is an open driveway providing off-road parking, with a raised and attractively planted border adding kerb appeal. The south-facing rear garden is a standout feature—beautifully maintained and full of colour. It includes raised planted beds, a full-width patio, outside tap and lighting, and an array of outbuildings including brick built shed, workshop, greenhouse and a summer house.



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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.