

Shepherds Avenue, Worksop S81 0JD



welcome to

Shepherds Avenue, Worksop

Offered for sale is this THREE bedroom SEMI DETACHED family home located in a highly sought after area in Worksop. This prime location offers an array of essential amenities just a stones throw away. Early viewings are highly recommended to fully appreciate the property on offer.













Shepherds Avenue, Worksop Entrance Hall

Entrance to this lovely home via the front facing entrance door leading in to the hall with stairs leading to the first floor, central heating radiator and access to understairs storage cupboard.

Lounge

Spacious lounge area with a front facing double glazed bay window allowing floods of natural light to flow through with the focal point being the multi fuel burner with an exposed brick surround as well as double doors leading to the dining room.

Dining Room

Rear facing french doors leading to the rear garden and a central heating radiator.

Breakfast Kitchen

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit, built in oven with gas hob, space for under counter fridge and freezer, 1/2 paneled walls, X2 central heating radiators and a rear facing double glazed window.

Landing

Side facing double glazed obscure window.

Bedroom One

Double bedroom with a front facing double glazed bay window and central heating radiator.

Bedroom Two

Double bedroom with built in wardrobes to one wall, central heating radiator and a rear facing double glazed window.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bathroom

Fitted with a four piece suite comprising of a bath, shower cubicle, WC, wash hand basin and a rear



view this property online williamhbrown.co.uk/Property/WKS114217



The exterior benefits from a fenced and enclosed garden to the rear with a paved seating area and to the front we have a driveway providing off street parking

facing double glazed obscure window.



welcome to

Shepherds Avenue, Worksop

- COUNCIL TAX BAND: B
- THREE BEDROOM SEMI DETACHED
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- HIGHLY SOUGHT AFTER AREA IN WORKSOP
- ENCLOSED GARDEN TO THE REAR

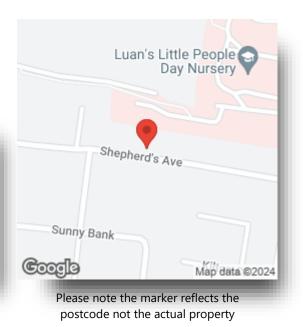
Tenure: Freehold EPC Rating: Awaited

offers in the region of

£200,000







view this property online williamhbrown.co.uk/Property/WKS114217



Property Ref: WKS114217 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01909 500505



Worksop@williamhbrown.co.uk

80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk