



Mount Avenue, Worksop S81 7JN

welcome to

Mount Avenue,Workshop

Offered for sale is this very well presented and maintained THREE bedroom SEMI DETACHED family home located in a highly sought after area within Workshop close to a wide variety of essential local amenities and excellent transport links. Early viewings are recommended.



Mount Avenue, Worksope Entrance Hall

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

Lounge

11' 8" to side of chimney breast x 11' 1" + bay (3.56m to side of chimney breast x 3.38m + bay)
Front facing double glazed bay window, a central heating radiator and a multi fuel burner.

Kitchen Diner

21' 2" MAX x 11' MAX (6.45m MAX x 3.35m MAX)
Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, an integrated double oven, electric hob with extractor above, dishwasher, space for fridge freezer, space for washing machine, wall mounted gas fire, rear facing double glazed window, rear facing sliding doors to the garden and a side facing entrance door.

Landing

Side facing double glazed window.

Bedroom One

13' 10" into bay x 9' 10" up to chimney breast (4.22m into bay x 3.00m up to chimney breast)
Double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 4" to side of chimney breast x 11' 1" (3.45m to side of chimney breast x 3.38m)
Double bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Three

6' 7" x 6' 10" (2.01m x 2.08m)
Front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a four piece suite comprising a bath, double shower cubicle, WC, wash hand basin, splashback tiling, tiled floor, rear facing double glazed obscure window and a side facing double glazed obscure window.

Exterior

To the front a driveway leading to the garage providing off street parking.

To the rear a fenced and enclosed garden with a spacious patio seating area and laid astro turf.



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welcome to

Mount Avenue, Worksop

- LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME
- PAVED DRIVEWAY AND DETACHED GARAGE PROVIDING AMPLE OFF STREET PARKING
- FOUR PIECE BATHROOM SUITE
- KITCHEN DINER WITH SOME INTEGRATED APPLIANCES
- SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115512 - 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.

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