



2 Anston Avenue | Worksop | S81 7HT

Guide Price £200,000 to £210,000

Bell & Co Estates are delighted to present this three-bedroom detached home in Worksop, offering generous accommodation, high ceilings and plenty of potential for those looking for a property they can modernise and make their own. The property offers approximately 1,077 sq ft of accommodation arranged over two floors and, although requiring updating throughout, provides a fantastic opportunity to create a spacious and characterful family home. Upon entering, the property opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal reception rooms. The lounge benefits from a log burner and with excellent proportions and high ceilings it has a bright and spacious feel. A further sitting/dining room provides another versatile reception space, ideal for a dining room, family room or additional living area depending on the requirements of the new owner. To the ground floor is also a generous kitchen, providing plenty of scope for a future modern kitchen and offering excellent potential to create a contemporary family space with patio doors opening on to the rear. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, a second double bedroom, and a further bedroom measuring 11'9" x 8'1". The accommodation is completed by a family bathroom. Externally, the property benefits from a rear yard with a range of useful outbuildings, providing excellent storage and potential for a variety of uses, one currently being a WC. There is currently on-street parking to the front, whilst the frontage may offer potential to create off-road parking or a driveway, subject to the necessary permissions and requirements. Early viewing is highly recommended to appreciate the size, proportions and potential this property has to offer.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements