



## 130 NEWCASTLE AVENUE WORKSOP, S80 1NG

£130,000  
FREEHOLD

A fantastic opportunity to purchase WITH NO CHAIN is this well-presented three-bedroom semi-detached home, ideally positioned within walking distance of Worksop town centre, local pubs, shops, and everyday amenities. Offering spacious and well-maintained accommodation throughout, this property is perfectly suited to first-time buyers, growing families, or investors alike. The property welcomes you into a bright and spacious living room, featuring a front-facing bay window creating a light and inviting atmosphere. A generous separate dining room provides excellent entertaining space and gives access to the first-floor accommodation. The fitted kitchen offers a range of wall and base units with integrated cooking appliances and access through to a practical utility area. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom suite.

Externally, the property enjoys a private enclosed rear garden with both lawn and patio areas, ideal for outdoor dining and family use. An outbuilding provides useful additional storage space, while secure gated side access adds further convenience.

Kendra  
Jacob

Powered by  
JBS Estates

# 130 NEWCASTLE AVENUE

• NO CHAIN • SEMI-DETACHED • THREE  
BEDROOMS • TWO RECEPTION ROOMS • WALKING  
DISTANCE TO THE TOWN CENTRE • IDEAL FOR  
FIRST TIME BUYERS • PRIVATE REAR GARDEN WITH  
OUTBUILDING • FITTED KITCHEN WITH UTILITY  
AREA • SPACIOUS LIVING ACCOMODATION  
THROUGHOUT



## LIVING ROOM

A bright and welcoming living room featuring a front-facing bay window, laminate flooring, a central heating radiator, and an electric fire with log-burner effect set within a marble hearth and surround. A newly fitted UPVC front door completes the space.

## DINING ROOM

A well-proportioned separate dining room with rear-facing double-glazed window, laminate flooring, power points, and stairs leading to the first floor.

## KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. The kitchen also benefits from a newly fitted gas hob, electric oven, stainless steel cooker hood, splashback tiling, laminate flooring, central heating radiator, power points, side-facing double-glazed windows, and a UPVC door providing access to the outside.

## UTILITY ROOM

Accessed from the kitchen and offering additional work surface space, plumbing for a washing machine, power points, and a side-facing double-glazed window.

## FIRST FLOOR LANDING

With loft access and doors leading to three bedrooms and the family bathroom.

## BEDROOM ONE

A spacious double bedroom with front-facing double-glazed window, built-in wardrobes with hanging rail, laminate flooring, central heating radiator, and power points.

## BEDROOM TWO

A further double bedroom with side-facing obscure double-glazed window and additional rear-facing double-glazed window overlooking the garden. Also benefiting from a central heating radiator and built-in storage cupboard housing the central heating system.

## BEDROOM THREE

With double-glazed window, central heating radiator, and power points.

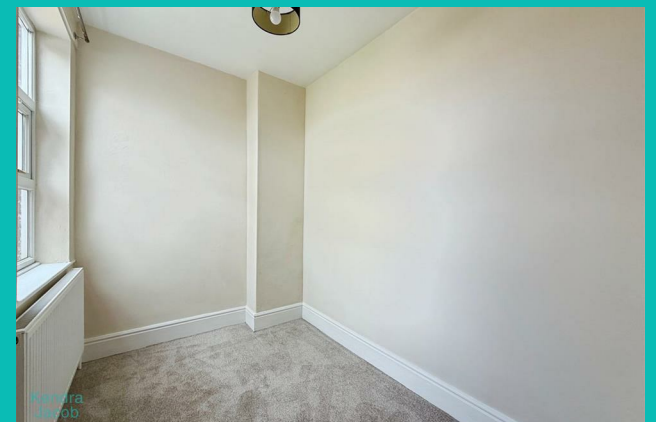
## FAMILY BATHROOM

Comprising a partially tiled suite including panelled bath with shower over, pedestal wash basin, low flush WC, central heating radiator, and extractor fan.

## EXTERNAL

To the front of the property is a brick wall entrance leading to the main entrance. To the side of the property is a ginnel providing secure gated access to the rear garden, which offers a lawn and patio area. The private rear garden also benefits from an outside tap and access to an outbuilding.

# 130 NEWCASTLE AVENUE





Kendra  
Jacob

Powered by  
JBS Estates

# 130 NEWCASTLE AVENUE

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

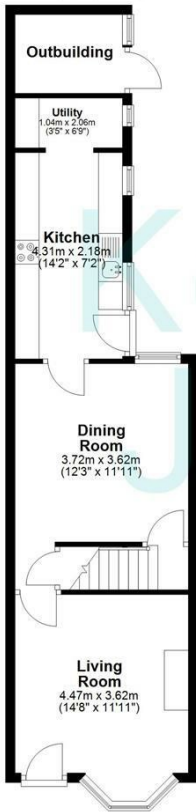
**Viewings** – By Appointment Only

**Floor Area** – 894.60 sq ft

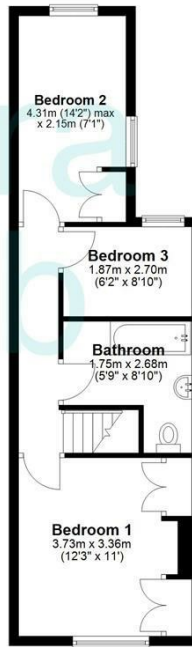
**Tenure** – Freehold



**Ground Floor**  
Approx. 43.2 sq. metres (464.6 sq. feet)  
(excluding Outbuilding)



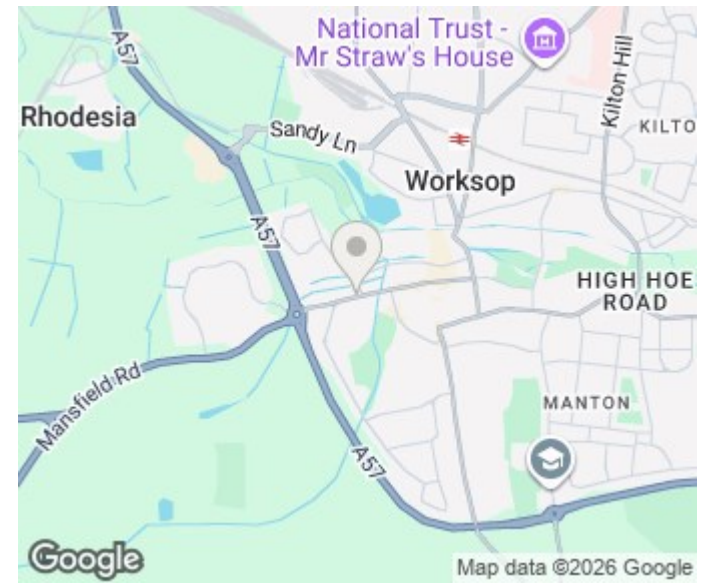
**First Floor**  
Approx. 40.0 sq. metres (430.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

Powered by  
JBS Estates