



49 RIDDELL AVENUE WORKSOP, S81 9PW

£135,000
FREEHOLD

Offered to the market is this spacious three-bedroom mid-terrace family home, presenting an excellent renovation opportunity for buyers looking to create a home tailored to their own tastes and requirements. The property boasts generously proportioned accommodation throughout, including a bright dual-aspect living room, a spacious kitchen/diner, three well-sized bedrooms and a larger-than-average rear garden with a useful brick-built outbuilding.

Ideally situated in the highly sought-after village of Langold, the property is conveniently located close to a range of local shops, well-regarded schools and everyday amenities. The beautiful Langold Country Park is just a short distance away, offering excellent outdoor leisure opportunities, while the location is ideal for commuters, providing easy access to Worksop, Bawtry, Doncaster, Sheffield and Rotherham.

This is a fantastic opportunity for first-time buyers, families or investors seeking a spacious property with huge potential in a popular village setting. Early viewing is highly recommended to fully appreciate the size, location and scope this home has to offer.

**Kendra
Jacob**

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49 RIDDELL AVENUE

- * No onward chain.
- * Spacious three-bedroom mid-terrace family home.
- * Fantastic renovation opportunity.
- * Generous living room and spacious kitchen/diner.
- * Three well-proportioned bedrooms.
- * Larger-than-average rear garden with brick-built outbuilding.
- * Sought-after village location in Langold.
- * Close to local shops, schools and everyday amenities.
- * Within easy reach of Langold Country Park.
- * Excellent commuter links to Worksop, Bawtry, Doncaster, Sheffield and Rotherham.



ENTRANCE HALLWAY

A welcoming entrance hallway is accessed via a front-facing uPVC double glazed entrance door. The hallway provides a bright and spacious first impression, with a staircase rising to the first floor and internal doors leading to the living room and the generous kitchen/diner.

LIVING ROOM

A spacious dual-aspect living room enjoying plenty of natural light from front and rear-facing uPVC double glazed windows. Features include coving to the ceiling, a dado rail, a central heating radiator and an attractive focal point comprising a wooden fire surround with a marble hearth and inset, housing a pebble-effect electric fire.

KITCHEN DINER

A generously proportioned kitchen/diner fitted with a range of wall and base units complemented by matching work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven with a four-ring gas hob and extractor hood above. There is ample space for freestanding appliances, including a washing machine and fridge freezer. The room benefits from dual-aspect front and rear-facing uPVC double glazed windows, a central heating radiator and access to the inner hallway.

INNER HALLWAY

Having a rear-facing uPVC double glazed door providing access to the rear garden, together with a dado rail, tile-effect vinyl flooring and a door leading to the ground floor WC.

DOWNSTAIRS WC

Fitted with a white two-piece suite comprising a wall-mounted wash hand basin and low flush WC. Additional features include tile-effect vinyl flooring, useful understairs storage and a rear-facing obscure uPVC double glazed window.

FIRST FLOOR LANDING

A spacious landing with a rear-facing uPVC double glazed window, central heating radiator, loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A generously sized double bedroom with a front-facing uPVC double glazed window, central heating radiator and a built-in storage cupboard with hanging rail.

BEDROOM TWO

A further spacious double bedroom with a front-facing uPVC double glazed window, central heating radiator and a useful built-in storage cupboard housing the wall-mounted combination boiler.

BEDROOM THREE

A well-proportioned third bedroom with a rear-facing uPVC double glazed window and central heating radiator.

FAMILY BATHROOM

Appointed with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC. The bathroom also benefits from partial wall tiling, tile-effect vinyl flooring, a central heating radiator, a large

built-in storage cupboard and a rear-facing obscure uPVC double glazed window.

OUTSIDE

To the front of the property is a neatly maintained garden, predominantly laid to lawn, with gated side access leading to the rear. The rear boasts a particularly generous garden, larger than average for similar properties, offering an extensive lawned area and a useful brick-built storage outbuilding, providing excellent outdoor space for families, entertaining or further landscaping.

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ADDITIONAL INFORMATION

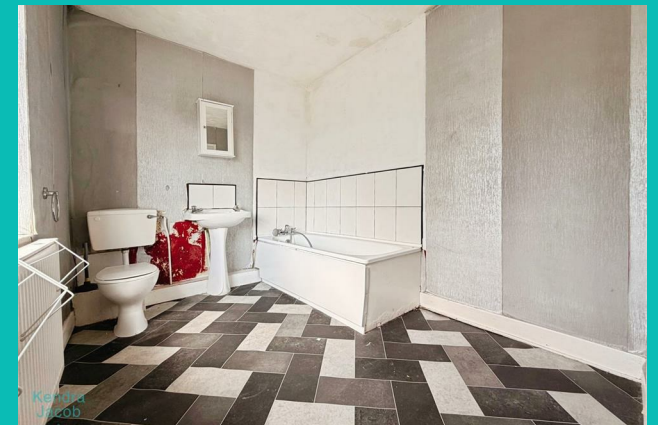
Local Authority – Bassetlaw

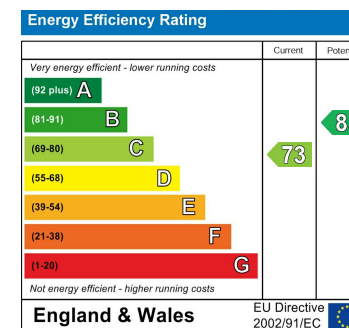
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 805.30 sq ft

Tenure – Freehold





Total area: approx. 74.8 sq. metres (805.3 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.

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

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