





32 GATEFORD AVENUE

WORKSOP, S81 7BL

£160,000

FREEHOLD

A well-proportioned three-bedroom property offering spacious accommodation throughout, making it an ideal purchase for first-time buyers, families or investors. The property benefits from a spacious entrance hall, a living room with a wall-mounted electric fire, and a fitted kitchen with a range of wall and base units, together with a useful rear porch providing access to the garden. To the first floor are three bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden with lawn, patio area, storage shed and outbuilding, alongside a front garden and driveway providing off-road parking. Further benefits include double glazing, laminate flooring and useful storage facilities. Early viewing is highly recommended to appreciate the accommodation on offer.

Kendra Jacob

Powered by JBS Estates

32 GATEFORD AVENUE

• SEMI-DETACHED • THREE BEDROOMS • OFF ROAD PARKING • EXTENSIVE GARDENS • PERFECT FOR FIRST TIME BUYERS • DOUBLE GLAZING • SELLING WITH NO CHAIN





ENTRANCE HALL

Having a front-facing UPVC entrance door, laminate flooring, stairs leading to the first floor and an understairs storage cupboard.

LIVING ROOM

Featuring a front-facing double-glazed window, wall-mounted electric fire and laminate flooring.

KITCHEN/DINER

Fitted with a range of wall and base units with work surfaces incorporating a stainless-steel sink and drainer. Space for a cooker and plumbing for a washing machine. There are rear- and side-facing double-glazed windows, a side-facing UPVC door, a built-in storage cupboard and a central heating radiator.

FIRST FLOOR-LANDING

Having a side-facing double-glazed window, loft access and doors leading to three bedrooms and the bathroom.

BEDROOM ONE

Featuring a rear-facing double-glazed window, built-in storage, laminate flooring and a central heating radiator.

BEDROOM TWO

Having a rear-facing double-glazed window and a central heating radiator.

BEDROOM THREE

Featuring a double-glazed window and a central heating radiator.

BATHROOM

Comprising of a panelled bath with shower over, pedestal sink, low flush W/C, central heating radiator and a rear facing double glazed obscure window.

EXTERNAL

To the front of the property is a driveway providing off-road parking, alongside a lawned garden.

To the rear is an enclosed, secure garden, predominantly laid to lawn, with a patio area, storage shed, outbuilding and outside tap.

32 GATEFORD AVENUE















32 GATEFORD AVENUE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

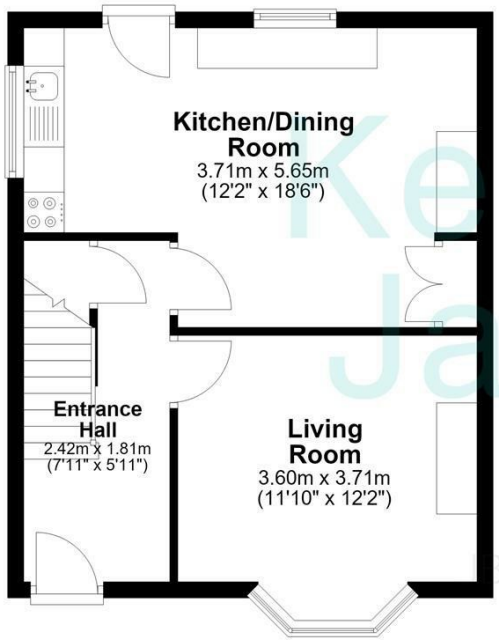
Floor Area – sq ft

Tenure – Freehold

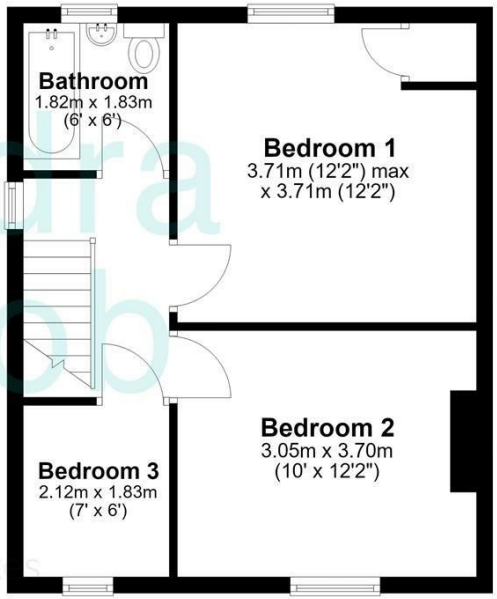




Ground Floor
Approx. 38.8 sq. metres (418.1 sq. feet)



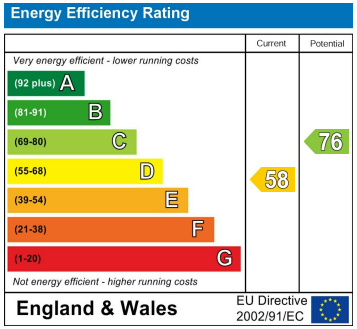
First Floor
Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.2 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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob
Powered by JBS Estates