

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 4 Riddell Avenue, Langold



- **Two Bedroom Semi Detached Home In A Popular Village Setting**
- **Generous Plot With Large Outbuilding Offering Scope For A Variety Of Uses**
  - **Well Presented Throughout**
- **Convenient For Local Amenities, Shops and Langold Country Park**
- **Excellent Potential As A First Home, Investment Or Family Project**

Situated on a good sized plot which includes a substantial outbuilding, this property presents an excellent opportunity to acquire a well-proportioned two bedroom semi-detached house in the ever popular village of Langold. The village offers a good range of local services, shops, and schooling, together with access to attractive countryside walks and the nearby Langold Country Park.

The property now requires refurbishment and upgrading but provides great potential to create an ideal starter or family home. Externally, typical of this development, the plot size is generous and also includes a particularly large outbuilding which may suit a wide range of possible uses (subject to any necessary consents).

£ 125,000

# 4 Riddell Avenue, Langold S81 9SR

## Accommodation

### Ground Floor

#### Entrance Hall

Upvc double glazed entry door, central heating radiator, stair to the first floor.

#### Living Room 16'2" x 10'9" (4.92m x 3.27m)

Central heating radiator.



#### Dining Kitchen 10'10" x 10'3" Plus 7'8" x 6'2" (3.30m x 3.12m Plus 2.33m x 1.88m)

Fitted with base, drawer and high-level units, fitted worktops and sink unit and offering ample space to redesign to suit modern tastes.



#### Rear Lean to

With access to the wc.

### First Floor

#### Bedroom One 16'2" x 10'11" (4.92m x 3.35m)

Central heating radiator.



#### Bedroom Two 10'10" x 8'2" (3.30m x 2.48m)

Central heating radiator.



**Bathroom 7'11" x 7'9"**  
**(2.41m x 2.36m)**

Currently fitted with a white suite, including wc, wash hand basin and panelled bath.



**Outside**

The property stands on a generous plot with a lawned frontage and ornamental dwarf stone wall.

A shared driveway between number 4 and number 6 provides access to the side and rear with a pedestrian gate to an enclosed rear garden which is approx. 100' in length with a substantial outbuilding which provides excellent additional space that may suit a number of purposes, such as workshop, home office or storage (subject to any necessary planning or change-of-use consents).

Beyond the outbuilding is a garden area.



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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.