





48 FAIRFAX AVENUE

WORKSOP, S81 7RH

£165,000

FREEHOLD

Situated on a private cul-de-sac, this attractive two-bedroom home is offered for sale with NO ONWARD CHAIN. The property benefits from a well-proportioned living room, fitted kitchen/diner with French doors opening onto the rear garden, two double bedrooms and a modern-style shower room. Externally, there is a lawned rear garden with paved patio, storage shed and secure side access, together with a front lawn and driveway providing off-road parking. An ideal opportunity for first-time buyers, downsizers or investors alike, early viewing is highly recommended to appreciate all this property has to offer. The property is situated in the popular and well-established residential area of Gateford, on the north-western outskirts of Worksop. The location offers an appealing balance of modern family living, convenient amenities and easy access to open countryside, making it particularly attractive to families and commuters.

Kendra Jacob

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48 FAIRFAX AVENUE

• SEMI-DETACHED • TWO BEDROOMS • OFF ROAD PARKING • SELLING WITH NO CHAIN • READY TO ADD YOUR OWN STAMP ON • LOCATED IN A POPULAR AREA OF GATEFORD • PERFECT FORN FIRST TIME BUYERS • NEW CENTRAL HEATING SYSTEM FITTED





ENTRANCE LOBBY

Featuring a front-facing wooden entrance door, side-facing double-glazed window, laminate flooring and central heating radiator.

LIVING ROOM

A well-proportioned living room with a front-facing double-glazed window, decorative dado rail, TV point and central heating radiator. A focal point of the room is the marble hearth with wooden surround, incorporating an electric fire.

KITCHEN/DINER

Fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a four-ring gas hob and electric oven, with additional plumbing for a washing machine. There is ample space for a dining table, while the boiler is conveniently housed in a separate cupboard. Rear-facing double-glazed French doors provide access to the garden, and a central heating radiator completes the room.

FIRST FLOOR-LANDING

Providing access to two double bedrooms and the shower room, with loft access also available.

BEDROOM ONE

A double bedroom featuring a front-facing double-glazed window, central heating radiator and fitted wardrobe with mirrored sliding doors and drawers. A built-in airing cupboard provides additional storage.

BEDROOM TWO

A second double bedroom with a rear-facing double-glazed window and central heating radiator.

SHOWER ROOM

Comprising a shower enclosure, pedestal wash hand basin, low-flush WC and central heating radiator. A rear-facing obscure double-glazed window provides natural light while maintaining privacy.

EXTERNAL

To the front, the property benefits from a driveway providing off-road parking alongside a lawned garden. Situated on a private cul-de-sac, the property enjoys a pleasant residential setting. The rear garden features a lawned area and paved patio, providing an ideal space for outdoor dining and entertaining. Further benefits include a storage shed, outside tap and secure gated side access.

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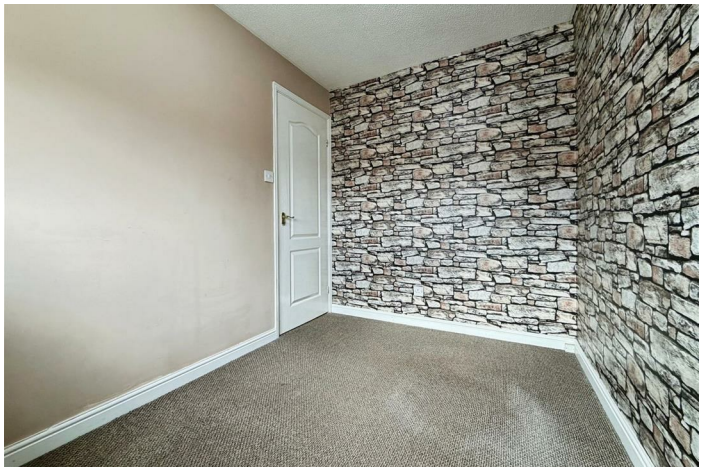














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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 566.80 sq ft

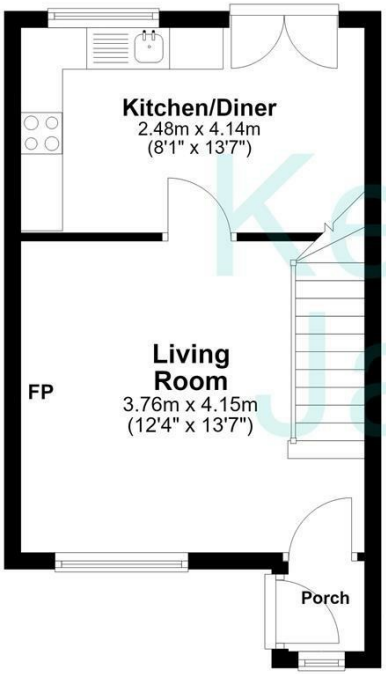
Tenure – Freehold





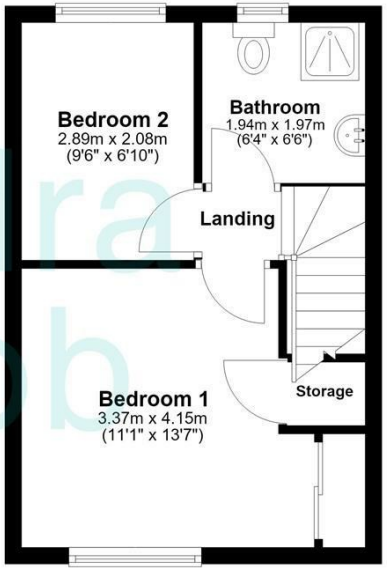
Ground Floor

Approx. 26.3 sq. metres (282.9 sq. feet)
(excluding Porch)



First Floor

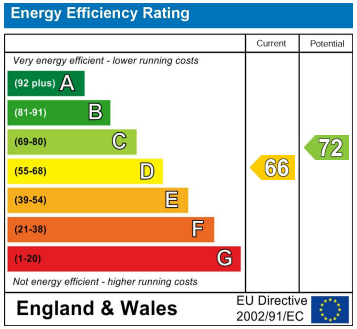
Approx. 26.4 sq. metres (284.0 sq. feet)



Total area: approx. 52.7 sq. metres (566.8 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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