

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

119 Anston Avenue, Worksop



- Situated in a Highly Sought After Area, Providing Easy Access to Local Amenities
- Ideally Located Close to Various School, The Valley Complex and Local Leisure Centres
 - Within Easy Reach to Tesco and Other Local Supermarkets
 - Conveniently Positioned Near Railway Station
- Offers Fantastic Scope for Improvement, Allowing Buyers to Create the Property into a Perfect Family Home
 - Features a Good Sized, South Facing Rear Garden
- The Property Benefits from UPVC Double Glazing a Recently Replaced Roof and a Newly Installed Viessmann Gas Central Heating Boiler

This three-bedroom semi-detached family home is located in a popular residential area to the northern end of Worksop. It is perfectly positioned for convenience, being close to an array of amenities including schools, leisure facilities, and the railway station. While the property requires some modernisation, it offers a wonderful opportunity for a buyer to create a bespoke family residence. Notable improvements include a re-roofed exterior and a high-quality Viessmann gas central heating system.

£ 135,000

119 Anston Avenue, Worksop, Notts, S81 7JF

Lounge 13'7" x 11'1" (4.14m x 3.38m)

A comfortable living space featuring a bow window to the front elevation. The room includes a coved ceiling and a central heating radiator.

Dining Room 11'8" x 11'8" (3.56m x 3.56m)

A spacious dining area with a coved ceiling and a central heating radiator. UPVC double-glazed patio doors that lead directly out to the rear garden.



Kitchen 11'1" x 11'5" (3.38m x 3.48m)

The kitchen is fitted with a range of base units and high-level cupboards, incorporating a sink unit. It houses the wall-mounted Viessmann gas central heating boiler.



On The First Floor

Bedroom One 10'7" x 9'6" (3.23m x 2.90m)

Central heating radiator.



Bedroom Two 11'3" x 10'8" (3.43m x 3.25m)

A well-proportioned second bedroom equipped with a central heating radiator.



Bedroom Three 8'2" x 6'8" (2.49m x 2.03m)

Includes a central heating radiator and a built-in storage cupboard.



Gardens & Exterior

To the front of the property is a garden area. The rear boasts a good-sized, south-facing garden featuring a patio area and useful outbuilding.



Bathroom

A functional bathroom suite comprising a wash hand basin and a bath. Separate WC located independently from the main bathroom for added convenience.



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.