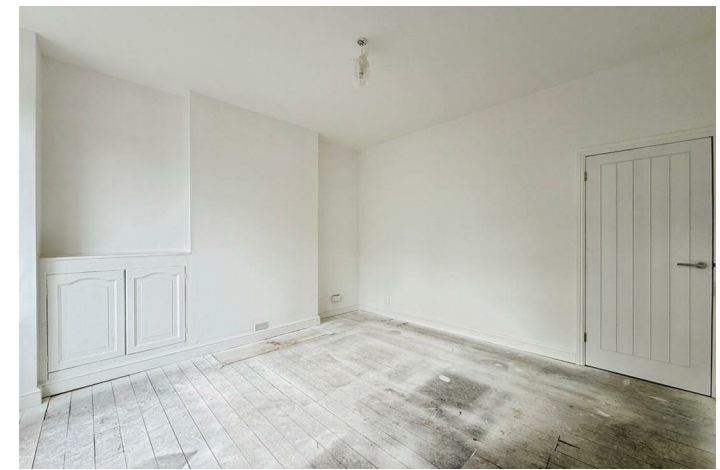




146 NEWCASTLE AVENUE WORKSOP, S80 1NG

£155,000
FREEHOLD

An excellent opportunity to purchase this generously proportioned home, offering well-presented accommodation arranged over two floors. The property has benefited from a number of improvements, including a newly fitted kitchen, newly fitted bathroom, new internal doors, new skirting, replastered and redecorated throughout creating a fresh and modern feel throughout. The ground floor comprises a welcoming living room featuring a bay window, separate dining room, inner hallway and modern kitchen with access to the outside. To the first floor, a spacious landing provides access to two double bedrooms, a nursery and a family bathroom. Externally, the property benefits from a low-maintenance garden, useful outbuilding and outside WC, together with gated shared access to the neighbouring property. Conveniently located within walking distance of Worksop town centre, the property is ideally positioned for a range of local amenities, including shops, bars, restaurants and St Anne's School. The property also offers convenient access to motorway links, making it an ideal choice for commuters.

An ideal purchase for first-time buyers, growing families or those seeking versatile accommodation in a convenient location. Early viewing is highly recommended to fully appreciate the space, improvements and location this property has to offer.

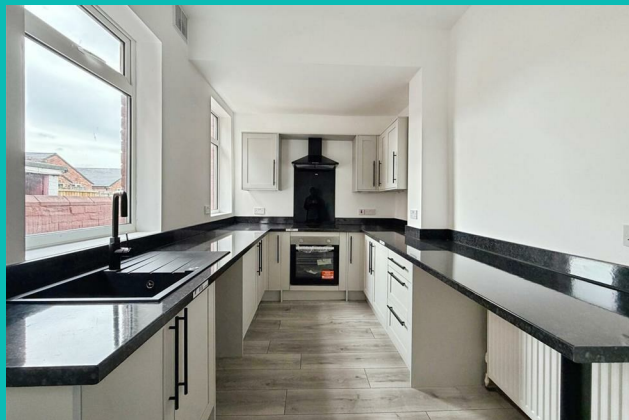
**Kendra
Jacob**

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JBS Estates

146 NEWCASTLE AVENUE

- SEMI-DETACHED • TWO DOUBLE BEDROOMS PLUS NURSERY ROOM • NEWLY FITTED KITCHEN, BATHROOM SUITE, NEW INTERNAL DOORS, SKIRTING AND REPLASTERED • OUTSIDE TOILET WITH OUTBUILDING • WALKING DISTANCE TO TOWN CENTRE • TWO RECEPTION ROOMS • PERFECTLY SIZED PROPERTY • IDEAL FOR FIRST TIME BUYERS • SELLING WITH NO CHAIN



LIVING ROOM

A welcoming living room featuring a front-facing double-glazed bay window, built-in storage cupboard, front-facing uPVC entrance door and central heating radiator.

INNER HALLWAY

Providing access to the ground-floor accommodation, with useful under-stairs storage incorporating lighting.

DINING ROOM

A separate dining room with a rear-facing double-glazed window, doorway providing access to the staircase and central heating radiator.

KITCHEN

Fitted with a range of wall and base units, complemented by work surfaces incorporating a composite sink and drainer. Integrated appliances include an electric hob and oven, with an extractor hood above. There is plumbing for a washing machine, a central heating radiator, side-facing double-glazed window and side-facing uPVC door providing access to the outside.

FIRST FLOOR-LANDING

A generously sized landing providing access to two bedrooms, a nursery and the family bathroom. Further features include loft access and a central heating radiator.

BEDROOM ONE

A bedroom featuring a front-facing double-glazed window and central heating radiator.

BEDROOM TWO

A further bedroom with a rear-facing double-glazed

window, built-in storage cupboard and central heating radiator.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with electric shower over. The walls are finished with aqua boarding, and there is a side-facing obscure double-glazed window

DRESSING ROOM/NURSERY

A useful additional space featuring a rear-facing double-glazed window and central heating radiator.

EXTERNAL

A low-maintenance garden featuring a useful outbuilding and outside WC, together with gated shared access to the neighbouring property.

146 NEWCASTLE AVENUE





146 NEWCASTLE AVENUE

ADDITIONAL INFORMATION

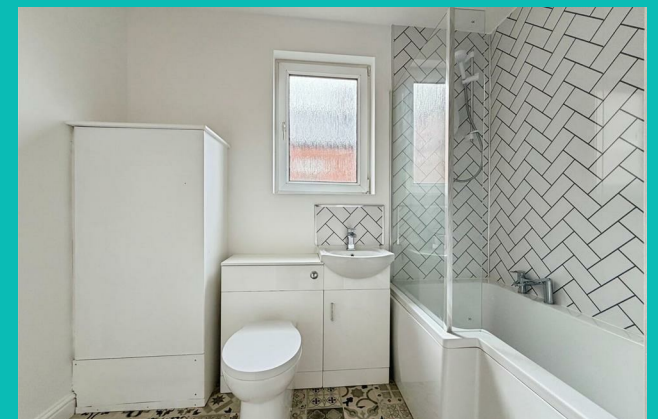
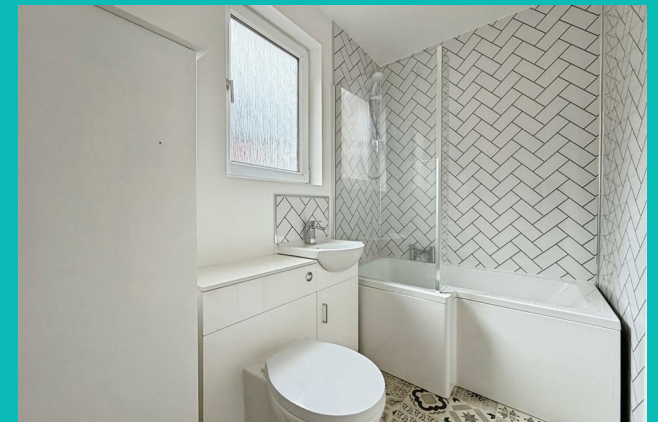
Local Authority –

Council Tax – Band A

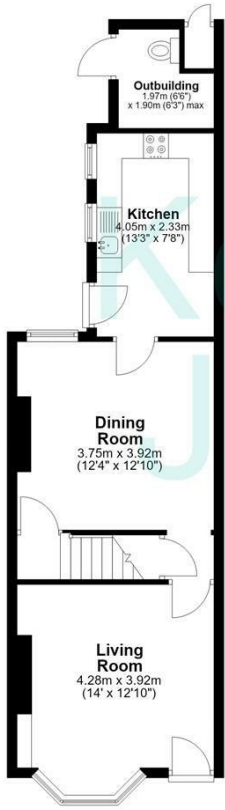
Viewings – By Appointment Only

Floor Area – 981.90 sq ft

Tenure – Freehold



Ground Floor
Approx. 47.2 sq. metres (507.5 sq. feet)

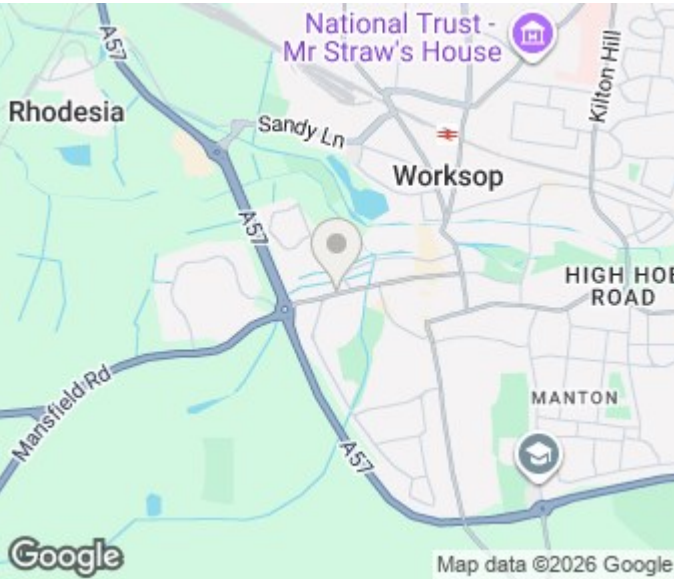


First Floor
Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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