

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

13 Mount Avenue, Worksop



- **Excellent refurbishment project with huge potential**
 - **Sought after location close to Valley School**
 - **Three bedroom semi detached**
 - **South Facing enclosed rear garden**
 - **Driveway with carport**

An exciting opportunity for those looking to create their perfect home! This three-bedroom semi-detached property, in need of a full refurbishment, is situated in a highly desirable residential area and represents an excellent project for first-time buyers or families looking to put their own stamp on a home.

£ 165,000

13 Mount Avenue Worksop S81 7JN

Ground Floor

Entrance Hall

An open porch leads to a recessed UPVC double-glazed entrance door with matching side panels. The inner hall features a stairway to the first floor, a central heating radiator, and a useful understairs storage cupboard.

Lounge

13'1" x 11'10" (4.0m x 3.6m)

Featuring a fire surround with a fitted gas fire set on a marble hearth, picture rail, ceiling rose, and a central heating radiator.



Dining Room

12'0" x 11'2" (3.67m x 3.40m)

With a central heating radiator, picture rail, and a UPVC double-glazed single-style French door leading out to the rear garden.



Kitchen

7'4" x 8'11" (2.24m x 2.73m)

Fitted with a range of timber-trim units comprising base, drawer, and high-level cupboards. Includes roll-top work surfaces incorporating a stainless steel sink unit and drainer. A rear door leads to the utility porch.



Utility Porch

7'8" x 5'1" (2.34m x 1.56m)

Providing additional utility space.

On the first floor

Landing

With a loft access hatch.

Bedroom One

13'10" x 9'1" (4.21m x 2.78m)

A spacious main bedroom with an attractive deep bay window, picture rail, and a central heating radiator. Please note, measurements are taken to the sliding mirror-fronted wardrobes.



Bedroom Two

8'11" x 11'2" (2.73m x 3.41m)

Another good-sized bedroom with a picture rail and central heating radiator. Please note, measurements are taken to the range of built-in sliding door wardrobes.



Bedroom Three

6'11" x 6'11" (2.1m x 2.1m)

With a central heating radiator.

Bathroom

Fitted with a white suite comprising a WC, pedestal hand basin, and a panelled bath with a wall-mounted Meyer recessed shower unit above. The walls are sensibly tiled, and the room includes a central heating radiator and a fitted cupboard housing the BAXI Duo-tec gas-fired central heating boiler.



Outside

Front garden with driveway to the side and car port.

Rear garden south facing with decking area and lawn.



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.