



32 RIDDELL AVENUE WORKSOP, S81 9PP

£130,000
FREEHOLD

Offered for sale with no onward chain is this three-bedroom semi-detached family home, presenting an excellent opportunity for purchasers seeking a property with scope for modernisation.

Occupying a position within a highly sought-after village location, the property is ideally placed within walking distance of the picturesque Langold Lake, local shops, and well-regarded schools. The area is also well suited for commuters, providing convenient access to Worksop, Doncaster, Rotherham and Bawtry.

The accommodation briefly comprises an entrance hallway, spacious dual-aspect living room, kitchen diner, rear entrance hall and downstairs WC. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the property benefits from attractive gardens to both the front and rear.

Early viewing is highly recommended to appreciate the potential and desirable location on offer.

**Kendra
Jacob**

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32 RIDDELL AVENUE

- Three-bedroom semi-detached family home
- Offered for sale with no onward chain
- In need of some modernisation
- Sought-after village location
- Within walking distance of Langold Lake
- Close to local shops and amenities
- Convenient access to well-regarded schools
- Excellent commuter links to Worksop, Doncaster, Rotherham and Bawtry
- Spacious accommodation throughout
- Attractive front and rear gardens



ENTRANCE HALLWAY

Accessed via a front-facing uPVC double-glazed entrance door, the welcoming hallway features a central heating radiator, laminate wood flooring, and a staircase rising to the first-floor landing. Doors lead to the living room and kitchen diner.

LIVING ROOM

A generously proportioned dual-aspect living room benefiting from both front and rear-facing uPVC double-glazed windows, allowing for ample natural light. Additional features include coving to the ceiling and two central heating radiators. The focal point of the room is an attractive feature fireplace with a wooden surround, marble hearth and inset, housing a gas coal-effect fire.

KITCHEN DINER

The kitchen is fitted with a range of wall and base units complemented by work surfaces incorporating a ceramic sink unit with mixer tap. There is space for freestanding appliances, partial tiling to the walls, and coving to the ceiling. A rear-facing uPVC double-glazed window provides natural light, and laminate-effect vinyl flooring flows seamlessly into the dining area.

The dining area features a front-facing uPVC double-glazed window, central heating radiator, and a door providing access to the rear entrance hall.

REAR HALLWAY

Having a rear-facing uPVC double-glazed door leading out to the garden, laminate-effect vinyl flooring, and access to the downstairs WC.

DOWNSTAIRS WC

Fitted with a low-flush WC, partial wooden panelling, and a rear-facing obscure uPVC double-glazed window.

FIRST FLOOR LANDING

A spacious landing with a rear-facing uPVC double-glazed window and spindle balustrade. Doors lead to three well-proportioned bedrooms and the family shower room.

MASTER BEDROOM

A spacious principal bedroom with a front-facing uPVC double-glazed window and central heating radiator

BEDROOM TWO

A second double bedroom with a front-facing uPVC double-glazed window, central heating radiator, fitted cupboard with louvre doors, and a range of fitted wardrobes with matching overhead storage.

BEDROOM THREE

Featuring a rear-facing uPVC double-glazed window, central heating radiator, and a wall-mounted combination boiler.

SHOWER ROOM

A modern suite comprising a double walk-in shower with mains-fed shower and Mermaid-style splashback panels, vanity wash hand basin, low-flush WC, chrome heated towel rail, and laminate wood flooring. There is also a rear-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a walled garden, predominantly laid to lawn with well-stocked shrub

borders.

The rear garden is a particularly attractive and generously sized outdoor space, featuring a recently laid paved seating area, lawn, and well-maintained shrub, tree, and flower borders. Additional features include a brick built store, summerhouse, and garden shed, along with external lighting and a water tap.

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ADDITIONAL INFORMATION

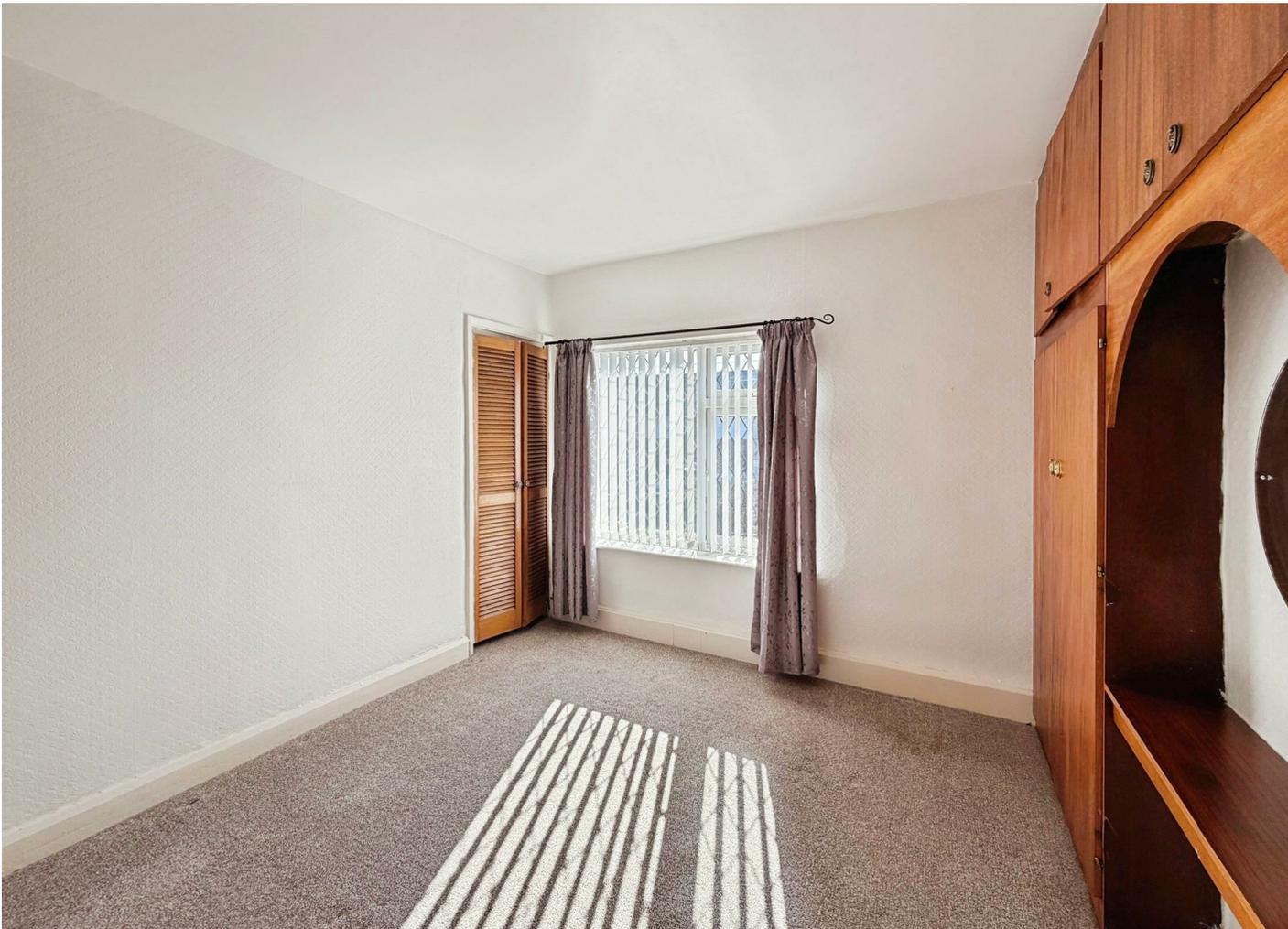
Local Authority – Bassetlaw

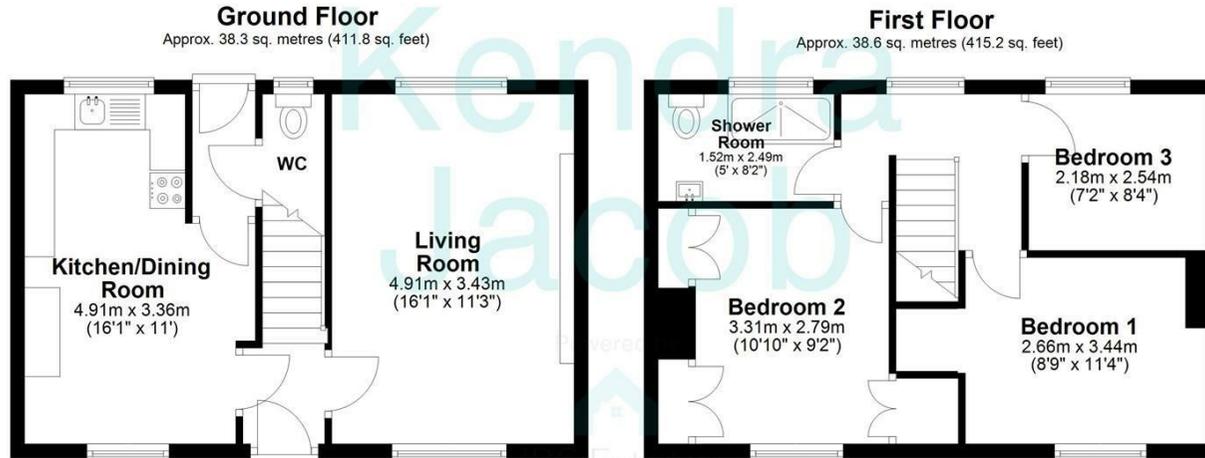
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 827.00 sq ft

Tenure – Freehold





Total area: approx. 76.8 sq. metres (827.0 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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