



# 21 Carlton Avenue, Worksop **S81 7JY**

# Guide price £170,000

\*\* Guide price £170,000 - £180,000 \*\*

Once a much-loved family home, this three-bedroom property offers plenty of potential and scope for modernisation. Inside, it features an extended lounge with garden access, a separate dining room, kitchen, two double bedrooms with fitted wardrobes, a single bedroom, and a modern shower room. -

Outside, there is driveway parking, a single garage with WC, and a larger than average rear garden with patio and mature planting.

Well located on a quiet street with nearby shops, primary and secondary schools, college and excellent transport links, this property is ideal for families or buyers looking to make it their own

- 3 Bedroom Semi Detached
- Extended lounge with garden access
- Off Road Parking
- Fitted wardrobes
- Larger than average rear garden Double glazing throughout & Gas Close to proximity to Central Heating Boiler

01909 475111

- Garage with WC
- Contemporary shower room
- primary, secondary schools and college

Close proximity to Train Station

locating your ideal home





# **Entrance Hallway**

Accessed via a small porch, the entrance hall provides access to the staircase, dining room, living room, and kitchen. Carpeted flooring

## **Dining Room**

Fitted with a range of wall and base units, tiled walls, and a tiled floor. Side-facing double-glazed window and side-facing double-glazed door. Space for freestanding appliances.

#### Kitcher

Front-facing double-glazed window. A good-sized room with carpeted flooring.

# **Living Room**

Extended to the rear, this spacious reception room features rear-facing double-glazed patio doors opening onto the garden. Carpeted flooring, gas fire with marble hearth and wooden mantle surround

# **First Floor Landing**

Provides access to three bedrooms and the family bathroom. Staircase cupboard housing the water tank. Side-facing double-glazed window. Loft access

#### **Master Bedroom**

A generous double room with rear-facing window and three fitted wardrobes with mirrored sliding doors.

#### **Second Bedroom**

Another well-proportioned double room with fitted wardrobes and front-facing double-glazed window

## **Third Bedroom**

Single room with fitted wardrobes and wall-mounted cupboards. Rear-facing double-glazed window

# **Family Bathroom**

Modern suite comprising walk-in mains-fed shower with glass screen, low flush WC, and hand wash basin set within a vanity unit. Fully tiled walls and floor. Side and front-facing obscure double-glazed windows. Spotlights, extractor fan, and chrome towel radiator.

#### **External**

To the front, a driveway provides off-road parking for two vehicles. Gated access leads to the rear garden, which features a block-paved patio seating area and a larger-than-average garden with well-stocked borders and mature trees. A single garage with toilet, sink, and rear and front-facing windows completes the property.







Tel: 01909 475111





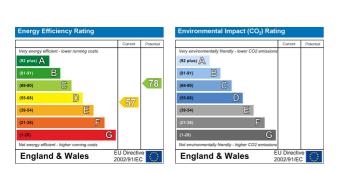














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