



**10 Avon Way, Worksop  
S81 7LB**

**Guide price £170,000**

GUIDE PRICE £170,000 - £180,000

Burrells are delighted to bring to the market this three-bedroom semi-detached home, complete with a detached garage, offers a fantastic opportunity for those looking to put their own stamp on a property. In need of full modernisation throughout, the ground floor features a spacious lounge that flows through to a kitchen/diner, with French doors opening onto the rear garden, providing great potential for open-plan living. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. With plenty of scope for improvement, this property is ideal for buyers seeking a renovation project in a desirable location.

Contact us now to arrange a viewing on

- Semi Detached House
- In Need Of Modernisation
- No Onward Chain
- Three Bedrooms
- Situated In A Popular Residential Estate
- Detached Garage
- Close to Schools

locating your ideal home



## Ground Floor

### Entrance Hall

The property features a dated entrance hall that provides access to a generously sized lounge, complete with a useful storage cupboard. The hall also includes stairs leading to the first floor.

### Lounge

15'1" x 12'9" (4.6 x 3.9)

The spacious lounge features a window overlooking the front elevation, allowing for plenty of natural light. It also benefits from an understairs storage cupboard and a door leading through to the kitchen/diner at the rear.

### Kitchen/Diner

16'4" x 8'10" (5 x 2.7)

The kitchen/diner offers a spacious layout with plenty of potential for renovation. Currently fitted with dated wall and base units, the kitchen area benefits from a window to the rear elevation, allowing natural light to brighten the space. An archway leads through to the dining area, creating a semi-open plan feel that enhances the flow between the two spaces. The dining area is a bright and inviting space, thanks to the French doors that open directly onto the rear garden

## First Floor

### Bedroom One

9'10" x 11'5" (3 x 3.5)

Bedroom One features fitted wardrobes along the front elevation, providing useful storage space. However, the fittings are dated and would benefit from updating to suit modern tastes and maximise the room's potential.

### Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

Bedroom Two offers a view over the rear gardens through a single window, allowing for natural light throughout the day. The room is in need of updating, presenting a great opportunity to refresh and personalise the space.

### Bedroom Three

7'6" x 7'6" (2.3 x 2.3)

Bedroom Three is the smallest of the three bedrooms and features a window overlooking the front elevation. The room is in need of modernisation, making it a blank canvas for a home office, nursery, or single bedroom.

### Family Bathroom

7'6" x 5'2" (2.3 x 1.6)

The family bathroom features an obscure window overlooking the rear elevation, providing both natural light and privacy. In need of a complete remodel, the current fittings include a pedestal sink, low flush W/C, and a standard bath. The space offers a great opportunity to create a modern and functional bathroom to suit contemporary living.

## Outside

### Rear Garden

The rear garden, once a much-loved outdoor space, is now overgrown and in need of updating. With a little care and attention, it has the potential to be transformed back into a charming garden retreat. The garden also offers practical access to the front of the property via a side gate, as well as direct access to the detached garage.

### Front Elevation

The front elevation features a driveway running alongside the property, providing off-road parking and access to the detached garage. The front garden is mainly laid to lawn and bordered by large hedges and mature shrubbery, which are currently overgrown and in need of cutting back to fully reveal the property's potential and enhance its kerb appeal.



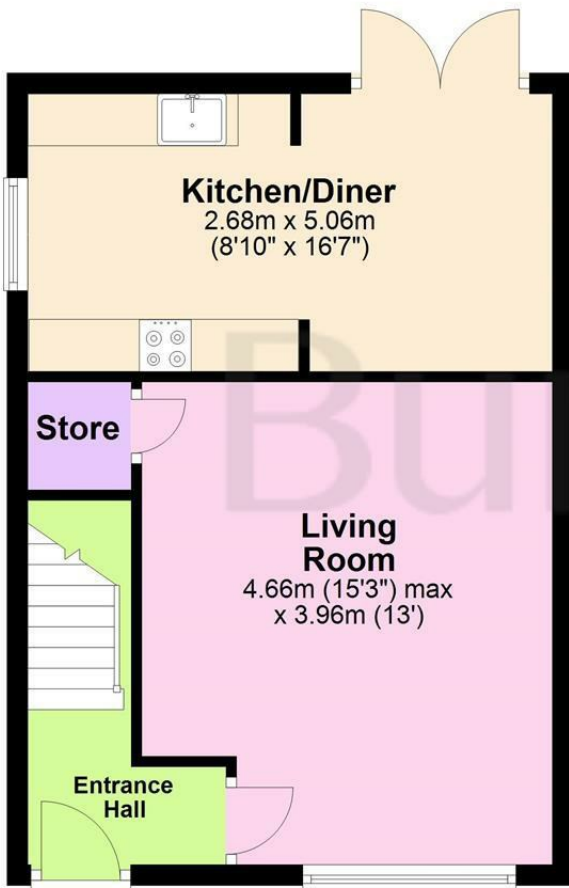
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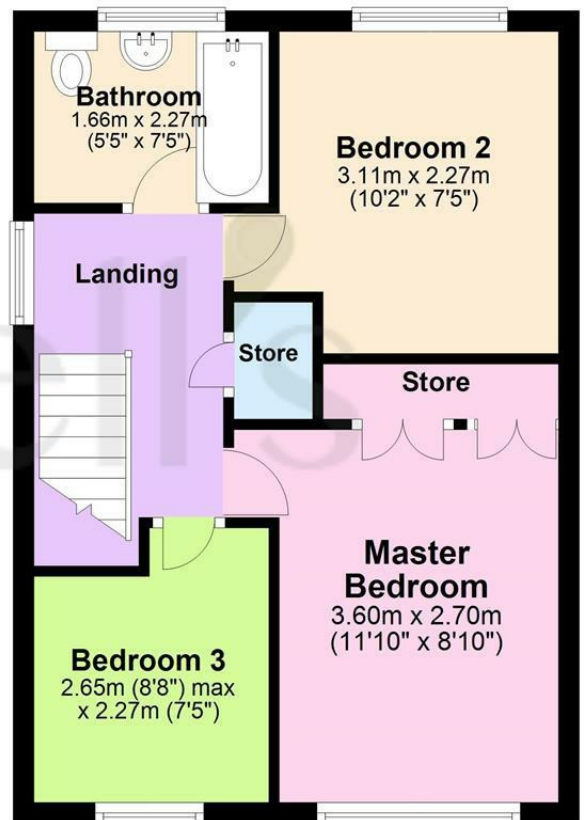




## Ground Floor

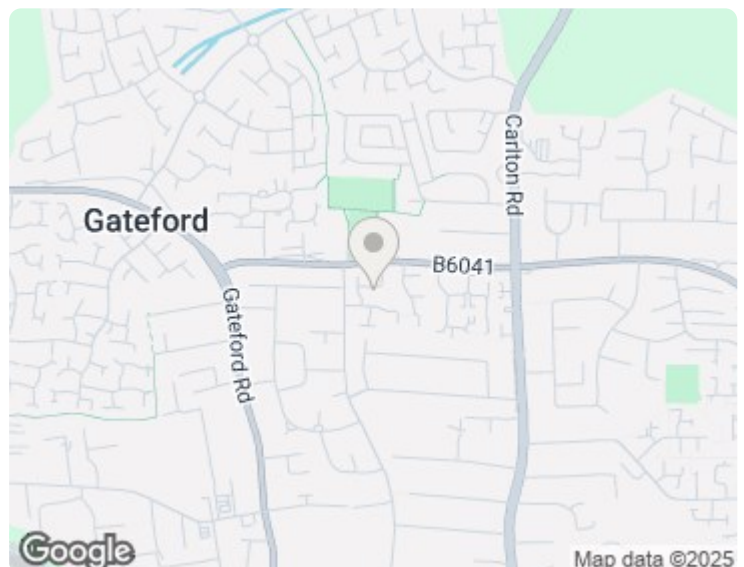


## First Floor



| 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 |           |
| 68                                          | 88        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                                                 |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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