



**42 Anston Avenue, Worksop
S81 7HT**

Guide price £180,000

GUIDE PRICE £180,000 - £190,000

Situated on the popular Anston Avenue in Worksop, this well-presented three-bedroom semi-detached home offers modern upgrades, generous living space, and a large rear garden — making it an ideal choice for families and first-time buyers alike.

- Semi Detached House
- Three Bedrooms
- New Kitchen With Built In Microwave & Hot Water Tap
- Recently Fitted Shower Room
- New Windows & External Doors, Facias & Soffits
- On Street Parking
- Perfect For First Time Buyers & Investors
- Large Rear Garden

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Key Features & Recent Improvements

Three Bedrooms – well-proportioned, offering flexibility for family living, guests, or a home office.

Two Reception Rooms – providing separate areas for relaxation and dining, with potential to create an open-plan layout if desired.

Newly Installed Kitchen – fitted with a modern range of units, integrated appliances, and the convenience of a hot water tap.

Contemporary Shower Room – recently upgraded with a stylish finish, ensuring a fresh and modern feel.

Recent Upgrades Throughout – including newly fitted windows, external doors, fascias, and soffits, giving peace of mind and enhancing energy efficiency.

Outdoor Space

To the rear, the property boasts a substantial garden, perfect for families, outdoor entertaining, or further landscaping potential. The size of the garden offers plenty of scope for extending the property (subject to planning permission).

Location

Anston Avenue is a well-regarded residential area of Worksop, within easy reach of local schools, shops, and transport links, making this property well suited to both commuters and growing families.

Ground Floor

Entrance Hall

A composite front door opens into a tiled porch, which leads through to the entrance hall, providing access to the lounge, kitchen, and dining room, with stairs rising to the first floor.

Lounge

13'5" x 11'9" (4.1 x 3.6)

The lounge features a uPVC bay window to the front elevation, complemented by traditional picture rails and coving, and is fitted with a gas central heating radiator.

Kitchen

15'5" x 6'10" (4.7 x 2.1)

The recently fitted kitchen is presented with a modern range of matching wall and base units, complemented by a wood-effect worktop. It benefits from a composite sink with hot water tap, gas hob with stainless steel extractor, fitted fan-assisted oven, built-in microwave, integrated dishwasher, and fitted fridge/freezer. A small extension has been added, enhancing the kitchen space and practicality, while ample storage cupboards provide excellent organisation. Finished with tiled flooring, the kitchen enjoys natural light from a uPVC window to the rear and also provides direct access to the rear garden via a uPVC door.

Dining Room

11'9" x 10'9" (3.6 x 3.3)

The dining room features a uPVC window overlooking the rear elevation and is fitted with a gas central heating radiator. Traditional picture rails and coving add character to the space.

Bedroom One

11'9" x 11'9" (3.6 x 3.6)

Bedroom One features a uPVC window to the front elevation, a gas central heating radiator, and coving to the ceiling.

Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

Bedroom Two is a well-proportioned double room with a uPVC window to the rear elevation and the benefit of a built-in storage cupboard.

Bedroom Three

6'10" x 5'10" (2.1 x 1.8)

Bedroom Three includes a uPVC window to the front elevation and a gas central heating radiator.

Family Shower Room

The recently fitted shower room features a uPVC obscure window to the rear elevation and is finished with a striking black walk-in shower with rainfall feature. It also includes a built-in vanity sink with storage and a toilet, with contrasting taps and handles enhancing the contemporary look. The room is completed with tiled flooring for a sleek and practical finish.

Outside

Rear Garden

The property benefits from a larger-than-average rear garden, mainly laid to lawn and complemented by a recently fitted porcelain patio area. A wooden shed is positioned to the rear, and access to the front of the property is available via a side gate.


Front Elevation


The property boasts an attractive front elevation with a walled boundary and a welcoming pathway leading to an open porch with tiled flooring, which opens onto a modern composite front door — creating a warm and inviting first impression.

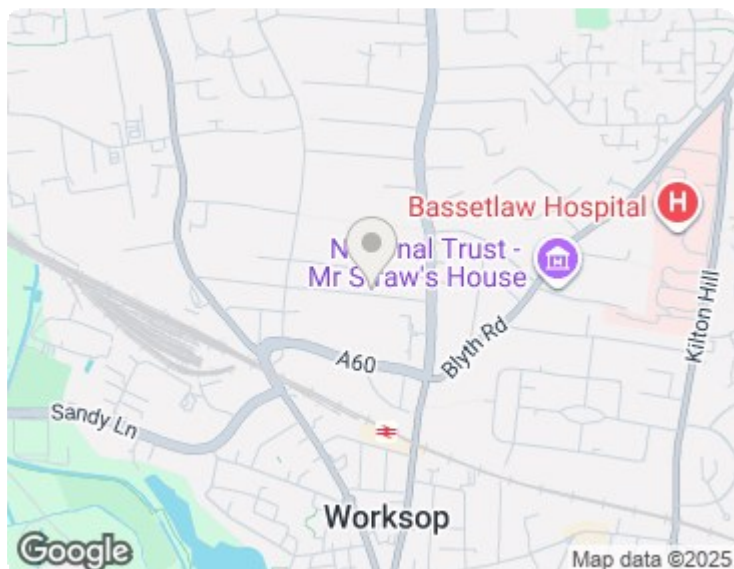


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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