



21 Carlton Avenue, Worksop S81 7JY

Guide price £160,000

** Guide price £160,000 - £170,000 **

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
- Larger than average rear garden
- Close proximity to Train Station
- Off Road Parking
- Fitted wardrobes
- Double glazing throughout & Gas Central Heating Boiler
- Garage with WC
- Contemporary shower room
- Close to proximity to primary,secondary schools and college

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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

Kitchen

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.

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

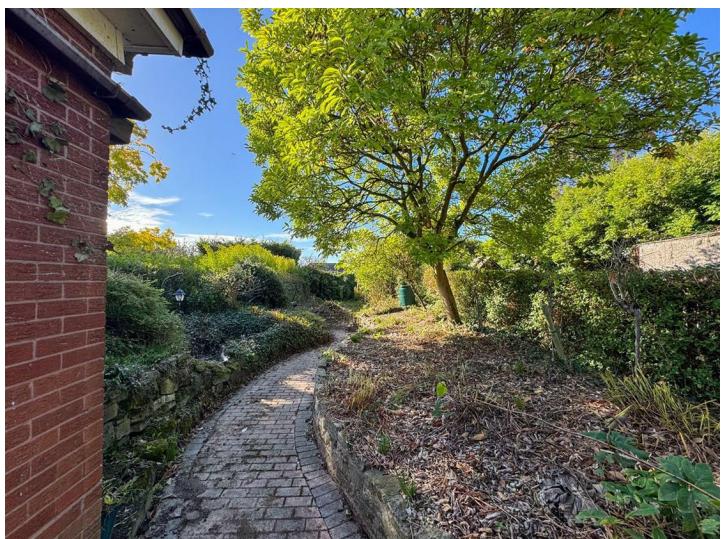
Family Bathroom

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.





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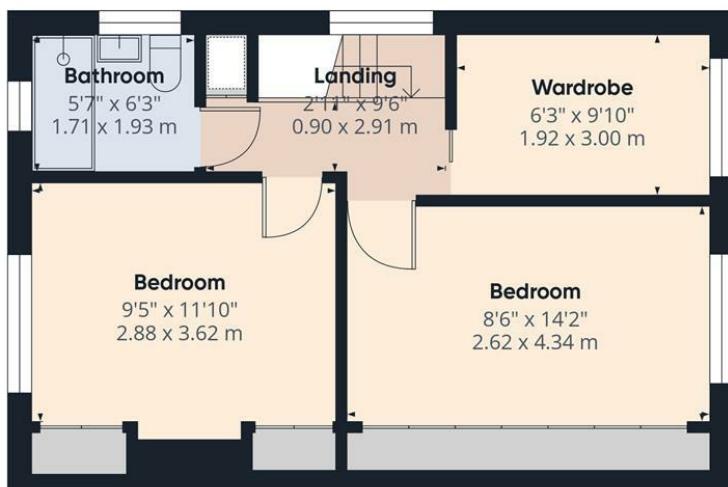


Approximate total area⁽¹⁾

968 ft²

90 m²

Floor 0



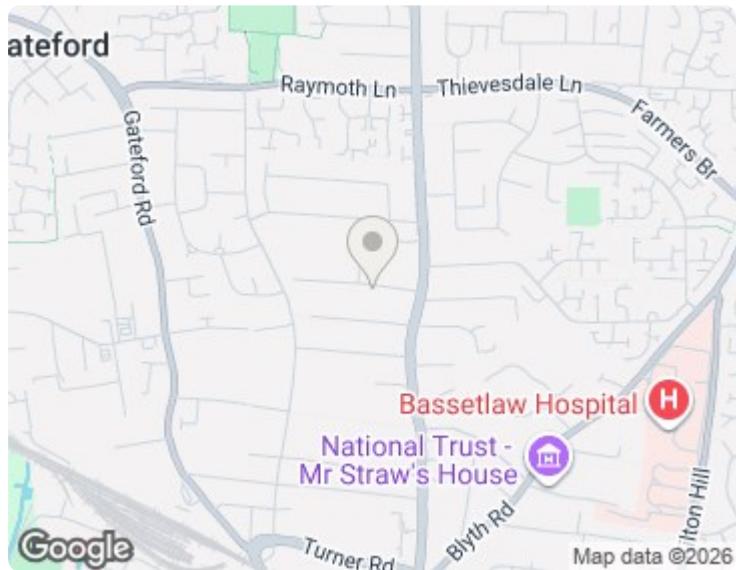
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	78	

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	57	



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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