



T: 01909 509001  
E: [info@bartropanddilks.co.uk](mailto:info@bartropanddilks.co.uk)  
W: [www.bartropanddilks.co.uk](http://www.bartropanddilks.co.uk)  
A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£220,000

11 Harstoff Avenue, Worksop, Nottinghamshire. S81 0HS



Set within this highly sought after area with an internal inspection being highly recommended is this attractively presented and decorated three bedroom extended semi detached home that has gas central heating and uPVC double glazed windows. Of interest for first time buyers or growing families, the property has been much improved and offers delightful extended accommodation and a high standard of fixtures and fittings throughout. In brief comprises of; entrance hallway, front facing bay window dining room, lounge with opening doors to the 'L' shaped extended breakfast kitchen with a high range of fitted units and integrated appliances. On the first floor; landing, three bedrooms, bedroom one with fitted wardrobes to one wall, excellent four piece family bathroom. Outside; gardens to the front and rear, the rear being enclosed, driveway to the front.

## Ground Floor

### Storm Porch

Leads to the entrance door.

### Hallway

With stairs to the first floor, central heating radiator, storage with side facing window.

### Dining Room 3.97m x 3.93m (13' 0" x 12' 11")

With a front facing bay window, central heating radiator.

### Lounge 4.08m x 3.54m (13' 5" x 11' 7")

With a feature fireplace, French doors to the kitchen, central heating radiator.

### L Shaped Breakfast Kitchen 5.84m x 5.60m (19' 2" x 18' 4")

Both measurements being max with a good range of wall and base fitted units, large bowl sink unit with mixer tap, gas hob, extractor, double electric oven, integrated fridge, freezer and dishwasher, plumbing for an automatic washing machine, central heating radiator, rear French doors, rear and side facing windows.

## First Floor

### Landing

With a side facing window, loft access.

### Bedroom One 4.16m x 3.02m (13' 8" x 9' 11")

With fitted wardrobes to one wall, rear facing window, central heating radiator.

### Bedroom Two 3.67m x 3.20m (12' 1" x 10' 6")

With a front facing window, central heating radiator.

### Bedroom Three 1.99m x 1.97m (6' 6" x 6' 6")

With a front facing window, central heating radiator.

### Bathroom

Modern four piece white suite that comprises of; free standing bath, shower cubicle and mains shower unit, wash hand basin, side and rear facing windows, tiling.

## Outside

### Driveway

To the front.

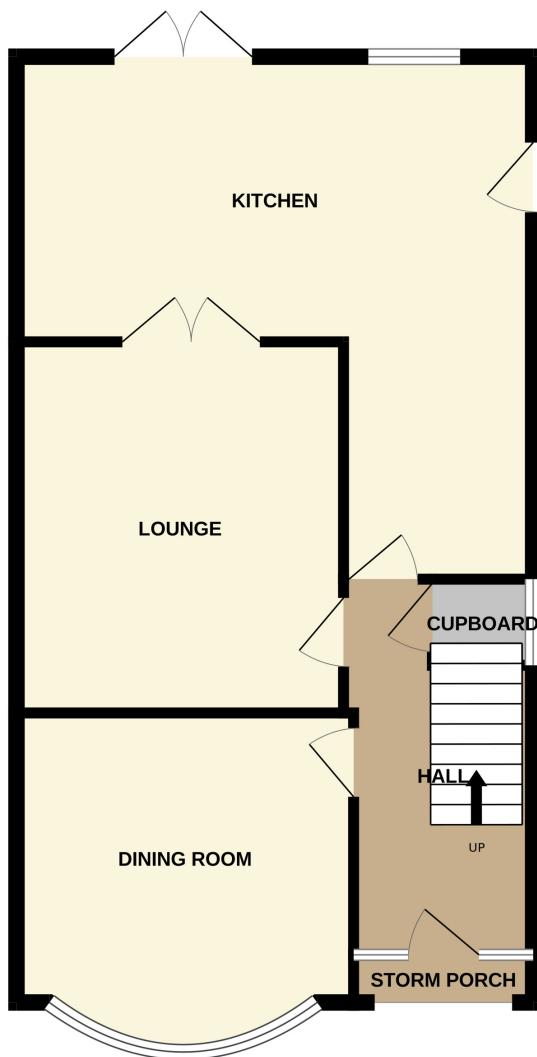
### Rear Garden

Enclosed with lawn and patio.





## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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