



T: 01909 509001
E: info@bartropanddilks.co.uk
W: www.bartropanddilks.co.uk
A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£245,000

Shepherds Avenue, Worksop, Nottinghamshire. S81 0JB



Viewing is essential to fully appreciate this traditional three-bedroom bay-fronted semi-detached home, which has been extended to the rear and offers excellent potential for further improvement. Requiring a programme of modernisation, the property is situated within a highly sought-after residential area and benefits from gas central heating and uPVC double glazing. Set within generous gardens, the accommodation briefly comprises an entrance hallway, cellar, lounge, dining room, and an extended kitchen to the rear. To the first floor, there are three well-proportioned bedrooms and a modern white fitted shower room. Externally, the property enjoys gardens to both the front and rear, along with a driveway providing off-road parking and access to an attached tandem garage. This is a fantastic opportunity to acquire a characterful home with great scope to update and personalise. Viewing is highly recommended.

Ground Floor

Entrance Hallway

With entrance door, stairs lead down to the cellar, central heating radiator, stairs to the first floor.

Lounge 4.04m x 3.65m (13' 3" x 12' 0")

With a fire surround and fire, rear facing french doors, central heating radiator.

Dining Room 4.04m x 3.63m (13' 3" x 11' 11")

With a front facing bay window, central heating radiator.

Extended Kitchen 5.97m x 2.48m (19' 7" x 8' 2")

With wall and base fitted units, worksurfaces, bowl and half sink unit with mixer tap, plumbing for an automatic washing machine, side and rear facing windows, side door to the patio and garden, central heating radiator.

First Floor

Landing

With a side facing window.

Bedroom One 4.07m x 3.62m (13' 4" x 11' 11")

With a front facing bay window, central heating radiator.

Bedroom Two 3.99m x 3.66m (13' 1" x 12' 0")

With a rear facing bay window, central heating radiator.

Bedroom Three 2.50m x 1.91m (8' 2" x 6' 3")

With a rear facing bay window, central heating radiator.

Shower Room

Modern white suite with double shower cubicle and mains shower, wash hand basin, low flush w.c, heated towel rail, rear facing window, wall mounted boiler, tiling.

Outside

Gardens

To the front and rear. The rear being a generous size with lawn, patio, borders and shrubs, Greenhouse with brick base and garden shed.

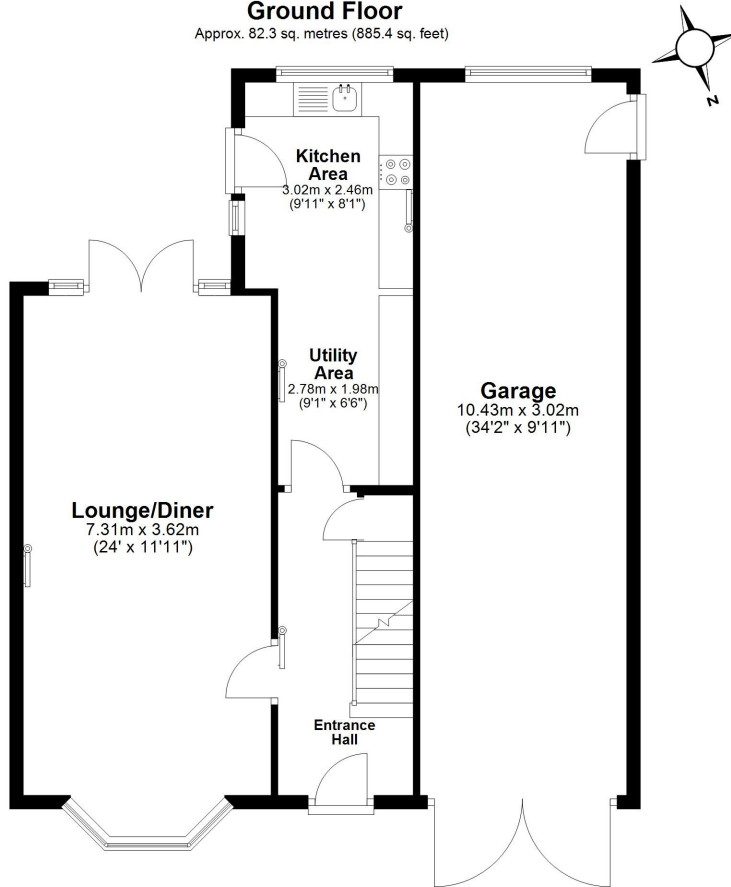
Driveway

Tandem Garage

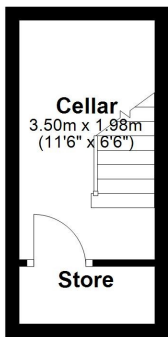




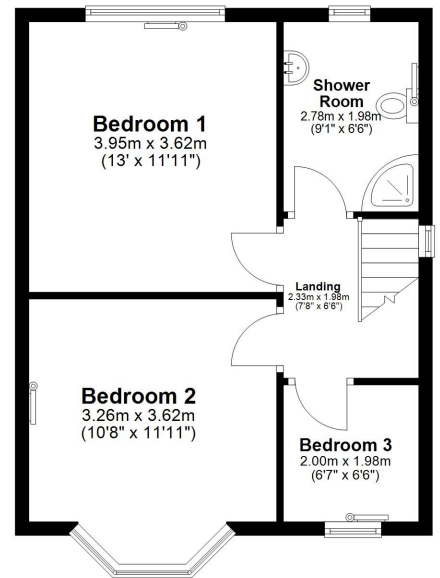
Ground Floor
Approx. 82.3 sq. metres (885.4 sq. feet)



Basement
Approx. 8.8 sq. metres (94.4 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 133.0 sq. metres (1431.8 sq. feet)