

FOR
SALE



31 Denbigh Avenue, Worksop, Nottinghamshire S81 7SZ

£87,500 - Leasehold



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PROPERTY SUMMARY

Viewing is highly recommended for this well presented and decorated one bedroom first floor apartment that has uPVC double glazed windows and wall mounted electric heaters. An ideal investment opportunity or of interest for first time buyers, the property is offered for sale with no chain involved and is well placed for local amenities. The accommodation comprises of; Communal entrance hallway. Hallway which leads to the bedroom, bathroom and open plan lounge/dining and kitchen area. The kitchen with a range of fitted units and split level cooker. Outside; communal gardens and allocated parking.

POINTS OF INTEREST

- *Of Interest FTB's/Investors*
- *Sought After Area*
- *Close To All Local Amenities*
- *One Bedroom*
- *First Floor Apartment*
- *uPVC Double Glazed*
- *Electric Heaters*
- *Allocated Parking*
- *Open Plan Living*
- *Viewing Highly Advised*



ROOM DESCRIPTIONS

Accommodation

Communal Entrance Hallway

Stairs lead to the first floor.

Hallway

With wall mounted electric heater and doors giving access to a large cylinder/storage cupboard, bedroom, living room and bathroom.

Open Plan Lounge/Dining and Kitchen 6.24m x 4.97m (20' 6" x 16' 4")

A spacious open plan living kitchen and dining room. The lounge area has a uPVC double glazed bay window, side facing UPVC double glazed window, two wall mounted electric heaters, power points, TV point and access into the kitchen.

The kitchen has a range of wall and base units worksurfaces incorporating a sink unit with mixer tap, fitted electric oven, four ring ceramic hob with an electric extractor fan set above, integrated washing machine and fridge freezer, partly tiled to the walls, uPVC double glazed window, tile flooring and power points.

Bedroom 3.24m x 2.95m (10' 8" x 9' 8")

With fitted wardrobes, electric heater and uPVC double glazed window,

Bathroom

A modern three-piece suite in white comprising of a panelled bath with an overhead mains run shower and glass shower screen, pedestal hand wash basin, low flush WC, partly tiled to the walls, chrome towel radiator, shaver point and an electric extractor fan.

Outside

Allocated Parking

Communal Gardens

GROUND FLOOR

