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FOR SALE

£260,000

52 Mount Avenue, Worksop, Nottinghamshire. S81 7JL



Viewing is essential to fully appreciate this high quality, well presented and decorated three bedroom extended semi detached home that has gas central heating and uPVC double glazed windows. Having a high standard of specification throughout and being much improved by the current owners, the property has been well extended providing generous family accommodation. Being well placed for local amenities and primary/secondary schools, in brief comprises of; entrance porch, entrance hallway, inner hallway leading to the modern downstairs shower room, bay fronted lounge with access to the extended dining and sitting room being 6.21m in length, stunning high quality fitted breakfast kitchen with integrated appliances throughout, utility room. On the first floor; landing, three bedrooms, all with fitted wardrobes, stunning fitted white modern bathroom suite. Outside; gardens to the front and rear, driveway and attached garage. Viewing Highly Recommended.

Ground Floor

Entrance Porch

With entrance door, two side facing windows, door to the entrance hallway.

Entrance Hallway

Leads through to the inner hall, stairs to the first floor, central heating radiator, understairs storage.

Inner Hall

Providing access to the shower room and kitchen with tiled floor.

Shower Room

Most stunning modern suite with double walk in shower that has rain shower above, wash hand basin with vanity unit, low flush w.c, tiling to walls and floor, heated towel rail, underfloor heating.

Lounge 4.14m x 3.63m (13' 7" x 11' 11")

With wooden oak flooring, front facing bay window, central heating radiator.

Sitting/Dining Room 6.12m x 3.61m (20' 1" x 11' 10")

Lovely entertaining room with fire surround and gas fire, oak wooden flooring, rear facing sliding patio doors. central heating radiator.

Breakfast Kitchen 4.16m x 2.34m (13' 8" x 7' 8")

High quality fitted modern kitchen with wall and base units, worksurfaces, sink unit with mixer tap, electric hob, oven and extractor, integrated microwave, dishwasher, fridge and freezer, rear facing window, central heating radiator, tiled floor with underfloor heating.

Utility Room 1.75m x 1.40m (5' 9" x 4' 7")

With plumbing for an automatic washing machine, access to the garage, side facing window.

First Floor

Landing

With a side facing window, oak wooden flooring, central heating radiator.

Bedroom One 3.57m x 3.39m (11' 9" x 11' 1")

With oak wooden flooring, fitted sliding wardrobe to majority of one wall, central heating radiator, front facing bay window.

Bedroom Two 3.48m x 3.09m (11' 5" x 10' 2")

Built in wardrobe/storage, rear facing window, oak wooden flooring, central heating radiator.

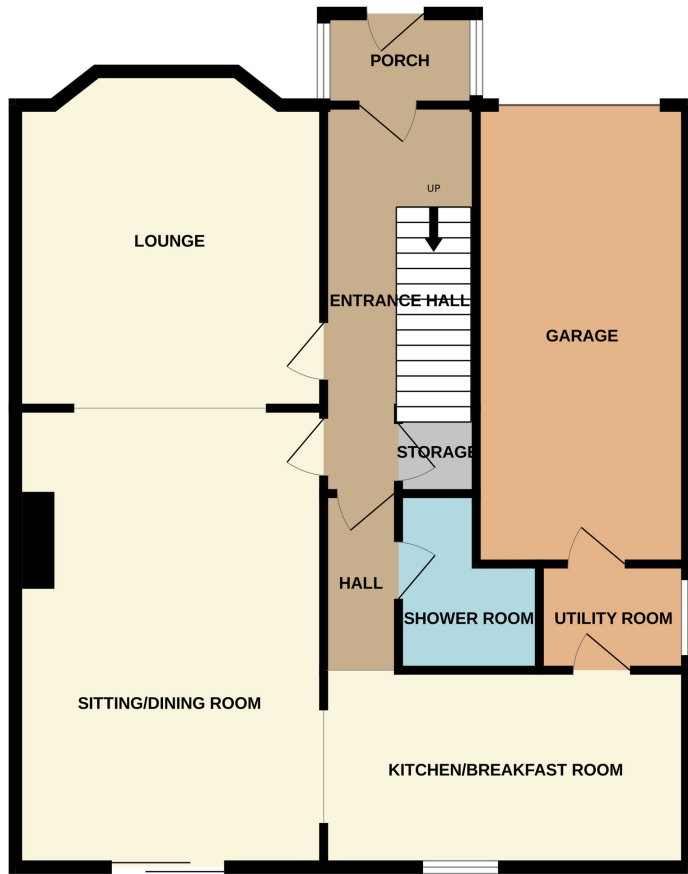
Bedroom Three 2.14m x 2.02m (7' 0" x 6' 8")

With a fitted wardrobe and cupboards above the bed position, front facing window, central heating radiator.

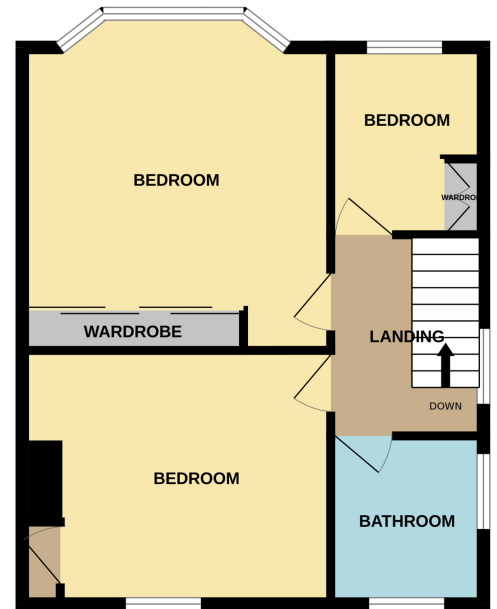




GROUND FLOOR



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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