



**55 Wood Avenue, Creswell
S80 4EG**

Guide price £150,000

GUIDE PRICE £150,000-£160,000

For sale with no upward chain is this three bedroom, spacious family home located in the desirable village of Creswell located within walking distance to a park and field behind the property, shops, Primary and Junior schools and other amenities. In brief the property comprises; entrance hall, lounge, dining area, kitchen with storage areas to the ground floor. To the first floor are three bedrooms, separate WC and two piece bathroom suite. Outside offers front and rear gardens and off road parking. Only by viewing will you appreciate the size and accommodation we have on offer!

- Semi-detached
- Village Location With Field View
- GUIDE PRICE £150,000-£160,000
- Three Bedrooms
- Family Home
- No Upward Chain
- D/G & G/H

locating your ideal home



Entrance Hall

With a front facing Upvc entrance door, stairs leading to the first floor accomodation and access into the lounge.

Lounge

12'03 x 10'00 (3.73m x 3.05m)

With a front facing double glazed window, power points, TV point, central heating radiator.

Dining Room

9'06 x 8'04 (2.90m x 2.54m)

With a rear facing double glazed window, power points, central heating radiator.

Kitchen

9'10 x 10'05 (3.00m x 3.18m)

With a range of wall and base units, work surfaces incorporating stainless steel sink and drainer, integrated four ring gas hob, electric oven, stainless steel cooker hood above. Plumbing for a washing machine, splash back tiles, central heating radiator, a side and rear facing double glazed windows, access into storage areas with a wall mounted boiler and power points.

First Floor-Landing

Bedroom One

12'04 x 10'02 (3.76m x 3.10m)

With a front facing double glazed window, power points and a central heating radiator.

Bedroom Two

10'00 x 11'09 (3.05m x 3.58m)

With a rear facing double glazed window overlooking the field, power points, central heating radiator.

Bedroom Three

11'08 x 7'09 (3.56m x 2.36m)

With a front facing double glazed window, power points, central heating radiator.

Seperate WC

With a low flush w/c, wash hand basin and a side facing double glazed window.

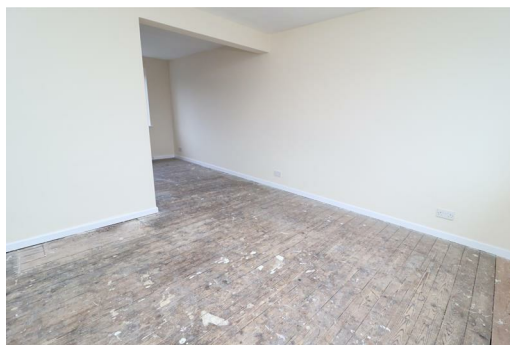
Bathroom

A two peice suite comprising of panelled bath with electric shower over, pedestal sink, partly tiled and a central heating radiator.

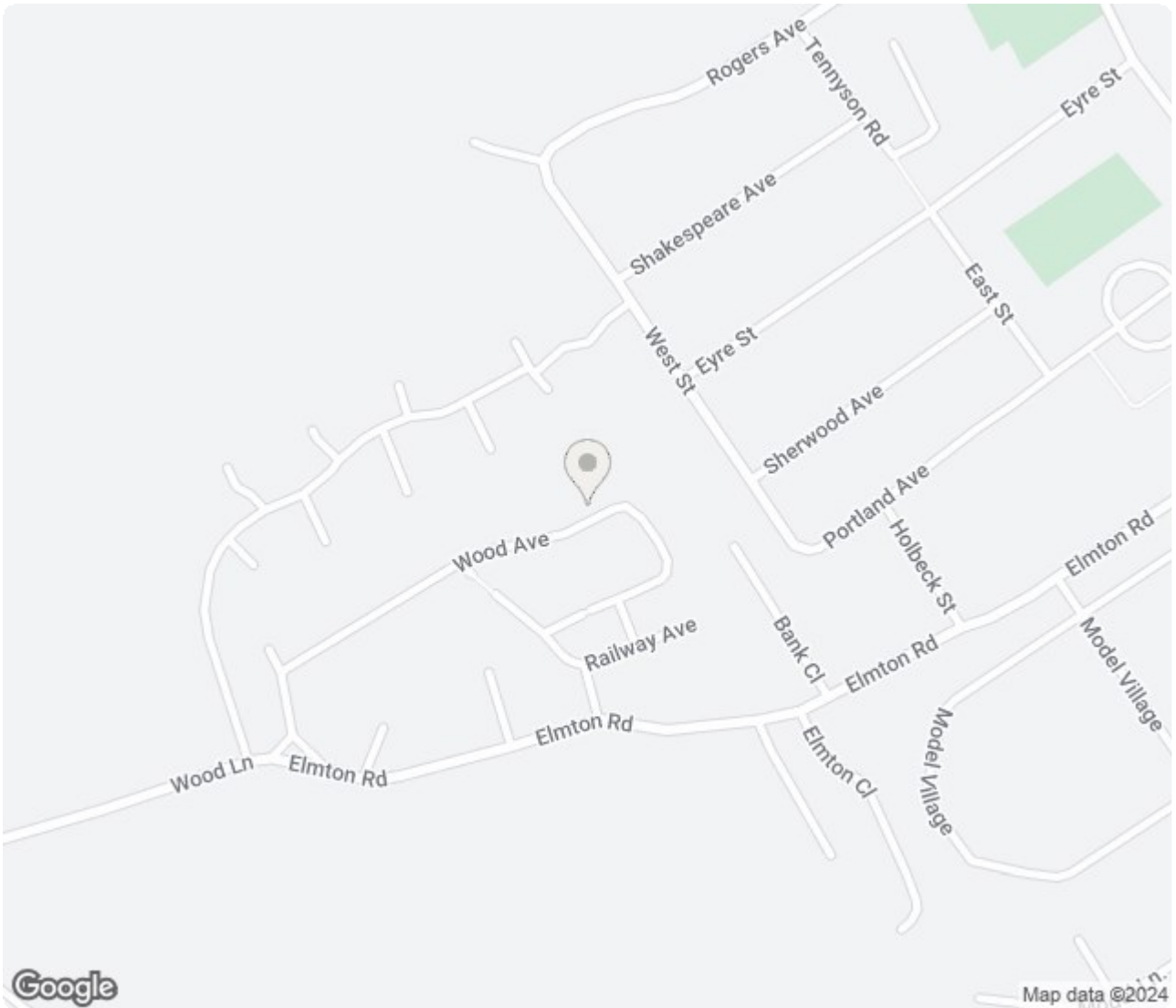
External

To the front of the property is a lawned garden with gated access leading to the rear garden.

To the rear of the property is an enclosed, low maintance garden with mainly patio areas.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 72 85 </div>
(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	

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	

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.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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