



**27 Firbeck Crescent, Langold, Worksop
S81 9SA**

Offers over £150,000

Attention FTB and Investors

Burrells are delighted to bring to the market this three bedroom semi detached house, in brief the property consists of; Upvc door leading into the entrance hall giving access to the downstairs w/c, kitchen, lounge, understairs storage. To the first floor are three double bedrooms and a family bathroom. This property has a well maintained rear garden with a shared driveway to the front. Located in the village Langold, Worksop this property is close proximity to local shops and primary school.

Call us now to arrange a viewing to avoid disappointment. 01909 475111 option 2

- Semi Detached House
- Driveway
- Sought After Village
- Three Double Bedrooms
- Double Glazed/Gas Central Heating
- Downstairs W/C
- Combi Boiler

locating your ideal home



Ground Floor

Entrance Hall

Upvc door leading into the entrance hall, giving access to the downstairs w/c, kitchen, lounge and understairs storage.

Lounge

17'8" x 11'1" (5.4 x 3.4)

Upvc windows to the front and rear elevation, gas central heating radiator.

Kitchen

13'5" x 10'5" (4.1 x 3.2)

Oak effect wall and base units, stainless steel sink and drainer, space for oven, washing machine, fridge freezer, vinyl tiles floor, Upvc door leading onto the rear garden.

Downstairs W/C

6'6" x 3'11" (2 x 1.2)

Obscure Upvc window to the side elevation, low flush w/c, hanging space for coats, laminate flooring.

First Floor

Bedroom One

13'5" x 8'6" (4.1 x 2.6)

Upvc window to the rear elevation, gas central heating radiator.

Bedroom Two

12'5" x 11'1" (3.8 x 3.4)

Upvc window to the front elevation, gas central heating radiator.

Bedroom Three

8'10" x 10'5" (2.7 x 3.2)

Upvc window to the rear elevation, gas central heating radiator.

Family Bathroom

10'2" x 4'7" (3.1 x 1.4)

Upvc window to the front elevation, three piece bathroom suite which consists of enclosed bath with shower over, glass shower screen, pedestal sink, low flush w/c, laminate flooring.

Outside

Rear Garden

Fully enclosed rear garden, mainly laid to lawn, access to the front can be gain via side gate.

Front Elevation

Shared access to a gravel driveway, path leading to the Upvc front door.







Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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
(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.

locating your ideal home

