



£185,000

PORTLAND AVENUE | CRESWELL | WORKSOP | S80 4DG

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PERFECT FAMILY HOME!!...This three bedroom home is for everyone and we can't wait to show you around. Boasting a spacious and well-presented interior, this semi-detached property has room for the whole family, with an open plan kitchen/dining room, stunning garden and space to add your own touch. You simply must view this one for yourself! Let's take a look inside..

The ground floor boasts incredible accommodation. Starting with the spacious living room with ample furniture space, making this a lovely space to relax after a long day! This room is complemented beautifully by french doors to the rear bringing the outside inside. Flowing through to the open plan kitchen/diner where you will find a light and airy space to enjoy sit down meals or even host dinner parties. This room further offers an extensive range of matching units, appliances and centre island, making it simple to show off your culinary skills. Additionally, the kitchen benefits access to a handy utility, downstairs WC and further access to the garden.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard. Furthermore, the family bathroom can be found just off the landing and complete with a four piece suite.

The garden really is something special, generous and private, with a spacious decked seating area, extensive lawn and fence surround. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. This property also benefits from a spacious driveway allowing for ample off road parking. What's not to love?

Call now to arrange a viewing!





Entrance Hallway

With a storage cupboard, window to the front elevation and access to;

Living Room 12'0" x 18'9"

Light and airy living room with a window to the front and french doors to the rear giving access to the garden.

Kitchen/Dining Room 11'10" x 12'9"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a centre island. With dual aspect windows to the side and rear elevation and access to an inner hallway.

Inner Hallway

With access to a store, utility and a handy downstairs WC. There is also an external door to the side elevation.

Utility 5'6" x 10'6"

With built in cupboards, space and plumbing for a washing machine and tumble dryer and a window to the rear elevation.

WC

Fitted with a hand wash basin and a low flush WC.

Landing

With a window to the front elevation and further access to;

Bedroom One 11'10" x 12'11"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 11'10" x 12'1"

With carpeted flooring, central heating



radiator and a window to the rear elevation.

Bedroom Three 8'5" x 8'7"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'3" x 8'11"

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window to the side elevation.

Outside

Low maintenance gravelled frontage along with a spacious driveway. to the rear there is an extensive well kept lawn, decked seating area and fence surround.



Ground Floor
58sq.m / 621.12sq.ft
Approx.



First Floor
47sq.m / 502.55sq.ft
Approx.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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