



59 Wood Avenue,  
Creswell, S80 4EG

OFFERS IN THE REGION OF

£175,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £175,000

GENEROUSLY PROPORTIONED FAMILY HOME - MODERN KITCHEN AND BATHROOM - GATED FRONTAGE WITH PLENTY OF PARKING-IDEAL FOR FIRST TIME BUYERS VIEWING STRONGLY RECOMMENDED

This attractive and well proportioned semi detached family home offers a contemporary open plan living room and dining room with multi-fuel stove and French doors opening onto the enclosed rear garden. There is also a well equipped kitchen and separate good sized utility room. With three good sized bedrooms, two of which are doubles, and a modern fitted bathroom, this property would suit a young or growing family.

Wood Avenue is a popular residential area, just a short distance from the amenities in the centre of Creswell and ideally placed for access into Worksop, Clowne and towards Barlborough and the M1 Motorway.

- Stylish & Well Presented Semi Detached Family Home
- 'L' Shaped Open Plan Living/Dining Room with Multi-Fuel Stove & French Doors
- Dual Aspect Modern Fitted Kitchen & Separate Utility Room
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Ample Off Street Parking behind a Gated Frontage
- Enclosed Low Maintenance Rear Garden
- Convenient and Popular Location
- EPC Rating: C

## General

Gas central heating (Glow Worm Ultimate 3 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.9 sq.m./839 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A composite front entrance door with matching side panels opens into an ...

### Entrance Hall

Fitted with solid oak flooring. A staircase rises to the First Floor accommodation.

### 'L' Shaped Open Plan Living/Dining Room

#### Living Room

12'8 x 10'6 (3.86m x 3.20m)

A good sized front facing reception room, fitted with solid oak wood flooring and having a feature fireplace with wooden lintel and a multi-fuel stove sat on a stone hearth.

#### Dining Room

10'2 x 9'9 (3.10m x 2.97m)

A rear facing reception room, fitted with solid oak wood flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.

#### Kitchen

10'11 x 8'8 (3.33m x 2.64m)

A dual aspect room, being part tiled and fitted with a range of modern white hi-gloss wall and base units with complementary work surfaces over. Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.

Integrated appliances include an electric oven and hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Solid oak wood flooring.

#### Utility Room

8'4 x 4'11 (2.54m x 1.50m)

Having fitted wall units and worktop, together with space for a tumble dryer.

Built-in under stair store area.

Solid oak wood flooring.

## On the First Floor

## Landing

With loft access hatch.

### Bedroom One

A spacious front facing double bedroom.

### Bedroom Two

12'2 x 10'6 (3.71m x 3.20m)

A good sized rear facing double bedroom.

### Bedroom Three

12'0 x 8'1 (3.66m x 2.46m)

A front facing single bedroom, currently being used as a study and having a built-in over stair store cupboard.

### Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Tiled floor and downlighting.

### Outside

A gated block paved drive to the front of the property provides ample off street parking.

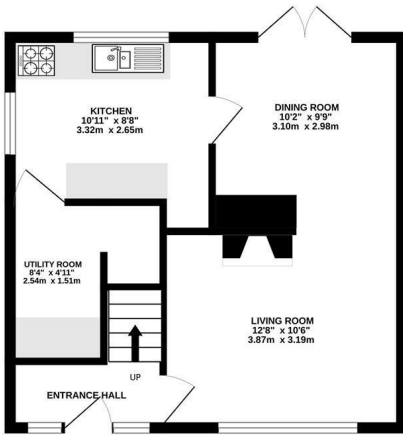
A path to the side of the property gives access to the enclosed low maintenance rear garden which comprises a block paved patio with steps up to an artificial lawn. There are also two garden sheds with power.



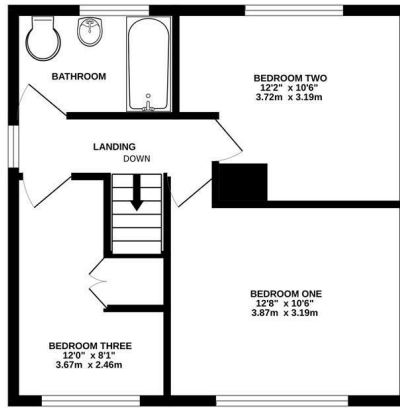




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.

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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Heritage High School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers**

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk