

PINEWOOD



West Street, Creswell, Worksop, Nottinghamshire S80 4DU

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Offers Over £150,000



THIS IS A SEMI DETACHED PROPERTY SITUATED ON A LARGE CORNER PLOT IN THE VILLAGE OF CRESWELL. THE PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR EITHER A FIRST TIME BUYER OR GROWING FAMILY AND IS BEING OFFERED WITH NO UPWARD CHAIN.

- * THREE BEDROOMS
- * OPEN LOUNGE & DINING AREA
- * EXTENSIVE REAR GARDEN
- * AMPLE OFF ROAD PARKING
- * NICELY POSITIONED WITHIN CRESWELL BEING CLOSE TO ALL LOCAL AMENITIES

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

- SEMI DETACHED PROPERTY SITUATED ON A LARGE CORNER PLOT
- IN NEED OF SOME MODERNISATION
- GAS CENTRAL HEATING
- LARGE SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES & TRAIN STATION IN CRESWELL
- THREE BEDROOMS
- UPVC DOUBLE GLAZED
- OPEN LOUNGE AND DINING AREA
- AMPLE OFF ROAD PARKING
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'A'

ACCOMODATION

Entrance is gained through the front upvc double glazed door into the;

ENTRANCE HALL

Having the stairs giving access to the first floor accommodation and doors leading into the;

DOWNSTAIRS W/C

Having a white low flush toilet.

KITCHEN

11'3" x 6'3" (3.43 x 1.93)
Fitted with a range of base and wall units above and below areas of easy clean worksurfaces inset to which is a 1 1/2 bowl composite sink with swan neck mixer tap. There is an electric cooker point above which is a stainless steel chimney style extractor. Also fitted is tiling to splash back areas, plumbing for an automatic washing machine, an under stairs storage cupboard and a uPVC double glazed window viewing to the rear of the property. From the kitchen there is a door leading into the;

DINING AREA

10'8" x 9'9" (3.27 x 2.99)
Having uPVC patio doors giving access to the rear of the property, a built in storage cupboard, a central heating radiator, coving to the ceiling and an open arch way into the;

LOUNGE

14'10" x 10'9" (4.54 x 3.28)
The focal point is the wooden feature fire place with marble heath and back inset to which is an electric living flame effect fire. Also fitted is a central heating radiator, a television aerial point, ornate coving to the ceiling, wall lights and a upvc double glazed bay window viewing to the front of the property.

Returning to the Entrance Hall and taking the stairs to the first floor landing having access to the loft and doors leading to;

BEDROOM ONE

13'6" x 8'8" (4.13m x 2.65m)
Having a central heating radiator, two fitted wardrobes with sliding doors, a television aerial point and a uPVC double glazed window viewing to the front of the property.

BEDROOM TWO

11'3" x 9'11" (3.44m x 3.03m)
Having a central heating radiator, a television aerial point and a uPVC double glazed window viewing to the rear of the property.

BEDROOM THREE

9'11" x 7'3" (3.03m x 2.22m)
Having a central heating radiator, a television aerial point, and a uPVC double glazed window viewing to the front of the property.

BATHROOM

8'5" x 7'4" (2.57m x 2.24m)
Being fitted with a suite in white comprising of a tiled shower enclosure with electric shower, a pedestal wash hand basin and a low flush toilet. Also fitted is a chrome central heated towel rail, a built in storage cupboard housing the combination boiler and a uPVC double glazed window viewing to the rear of the property.

OUTSIDE

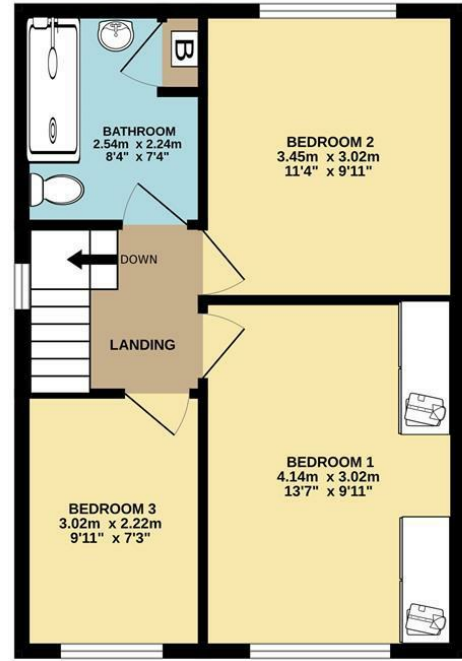
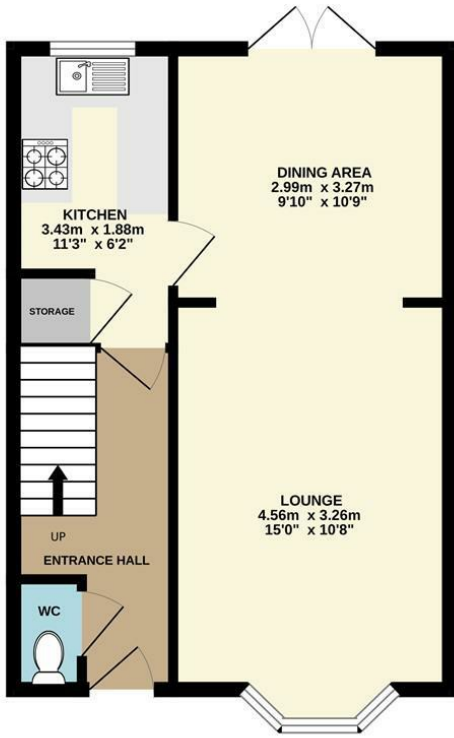
To the front of the property is private off road parking for two vehicles and a lawned garden.

To the rear of the property is a raised patio area and an enclosed large lawned garden with mature fruit trees. There is an outside light and outside tap, two brick built outbuildings and a gate that opens to the front driveway. Being set on a large plot there would be scope to extend with relevant permissions.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	68	82

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		

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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