

PINEWOOD



Elmton Road, Creswell, Worksop, Notts S80 4BJ

 3  1  2  EPC E

Offers In The Region Of £145,000



A REAL GEM... This is a spacious three bedroom semi-detached that also has the benefit of a further box room attached to bedroom three.

As you enter, the space on offer here becomes apparent. The modern bathroom is on the ground floor giving more space in the bedrooms, there is a bright galley style kitchen with lots of work space and units for storage. The lounge / diner is open plan with a lovely bay window and a staircase that divides the rooms.

The first floor has three bedrooms and a box room off bedroom three.

Outside has a large lawn area to the rear.

TO ARRANGE YOUR VIEWING ,PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519

- **THREE BEDROOM SEMI DETACHED**
- **SPACIOUS LOUNGE DINER**
- **NEW BATHROOM**
- **GAS BOILER CENTRAL HEATING**
- **FREEHOLD**
- **PLUS BOX ROOM**
- **GALLEY STYLE KITCHEN**
- **UPVC**
- **POPULAR RESIDENTIAL AREA**
- **COUNCIL TAX BAND: A**

Entrance Hall

With uPVC door and tiled floor.

Lounge / Diner

A very spacious room with a uPVC bay window to the front aspect, with a central heating radiator in the lounge and dining area. The stairs are quite central to the room making it open plan, the dining area is to the rear and gives access to the kitchen.

Kitchen

A modern looking shaker style galley kitchen with fully tiled floor lots of worktop space.

Bathroom

Having a bathtub, shower cubicle, tiled splashbacks, a central heating radiator, vanity style sink. Low flush WC.

Bedroom One

To the front aspect with a uPVC window, central heating radiator and some storage over the stairs.

Bedroom Two

With a uPVC window and a central heating radiator.

Bedroom Three

With a uPVC window and two central heating radiators.

Box Room

a non private room with access via bedroom three, having a uPVC window and a central heating radiator.

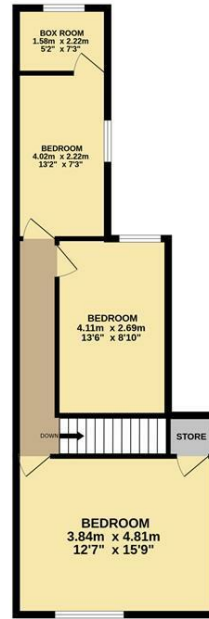
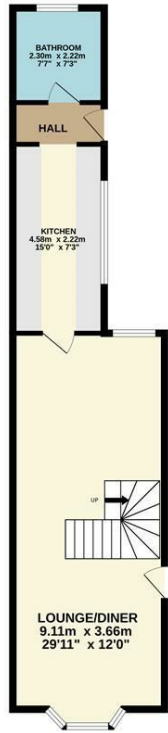
Outside

With a large lawn to the rear that is not overlooked.

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 property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(01-10)	A		
(11-20)	B		
(21-30)	C		
(31-40)	D		
(41-50)	E		
(51-60)	F		
(61-70)	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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Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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