

# PINEWOOD



Ann Street, Creswell, Worksop, Nottinghamshire S80 4JF

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Offers In The Region Of £100,000





**IDEAL FOR FIRST TIME BUYERS and INVESTORS...Introducing this three bedroom three storey end terrace with enclosed rear garden in the poplar area of Creswell.**

Entering the property through a composite front door which gives access into a front facing lounge with feature brick fireplace. To the rear is a kitchen diner with wall and base units and contrasting wooden worktop. There is also space for a small table. The kitchen gives access via a uPVC door to a good sized enclosed rear garden with patio area and lawn.

From the kitchen is a staircase up to the first floor landing which provides access to two bedrooms and family bathroom. There is a large front aspect double bedroom and a single rear aspect bedroom. The family bathroom is situated to the rear of the property offering a white suite with shower over bath, low flush W.C and pedestal sink.

From the landing is a second staircase up to the attic room. This bedroom feels bright and airy with a skylight window.

The property benefits from a new gas central heating boiler and new consumer unit.

This property will not be around for long... PLEASE CALL PINWOOD PROPERTIES ON 01246 810519 FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING

- THREE BEDROOM END TERRACE
- KITCHEN / DINER
- LOVELY ATTIC BEDROOM
- NEW CENTRAL HEATING BOILER
- COUNCIL TAX BAND : A
- SPACIOUS LOUNGE
- OVER THREE FLOORS
- RECENT RE-WIRE
- UPVC
- FREEHOLD

**Lounge**  
13'0" x 12'11" (3.97 x 3.96)

**Kitchen Diner**  
12'11" x 9'6" (3.94 x 2.92)

**Bedroom One**  
13'0" x 12'11" (3.97 x 3.95)

**Bedroom Two**  
6'5" x 9'5" (1.96 x 2.88)

**Bathroom**  
6'3" x 6'5" (1.93 x 1.96)

**Bedroom Three**  
10'1" x 12'2" (3.09 x 3.71)

#### **General Information**

Tenure: FREEHOLD  
Energy Performance Rating: TBC  
Council Tax Band A  
Gas Central Heating  
uPVC Double Glazing

#### **Disclaimer**

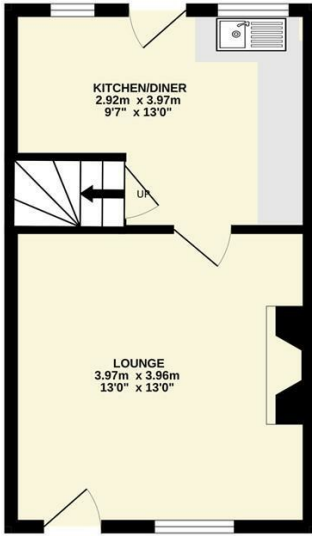
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position



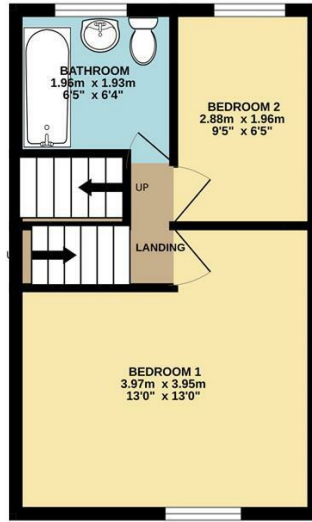




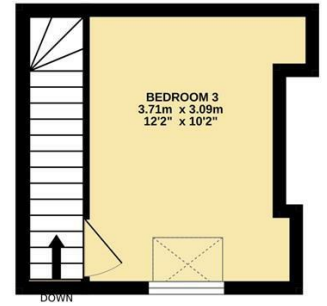
GROUND FLOOR



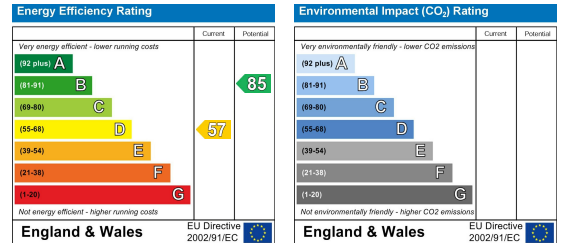
1ST FLOOR



2ND FLOOR



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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DISCLAIMER

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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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