

# PINEWOOD



Skinner Street, Creswell, Worksop, Notts S80 4JN

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Guide Price £165,000





This property is for sale by Modern Method of AUCTION allowing the buyer and seller to complete within a 56 Day Reservation Period.

Welcome to this charming semi-detached house located on Skinner Street in the delightful area of Creswell, Worksop. This property boasts a generous 965 sq ft of living space, perfect for a family looking for a new home.

Upon entering, you are greeted by a well-appointed kitchen, ideal for preparing delicious meals and hosting gatherings. The property features not just one, but three reception rooms, offering ample space for relaxation, entertainment and perhaps even a home office setup.

With three bedrooms, there is plenty of room for the whole family to unwind and rest comfortably. The bathroom provides convenience and privacy for all residents.

One of the standout features of this property is the separate outbuilding store, providing additional storage space or the potential for a workshop or hobby area. The enclosed rear garden offers a private outdoor sanctuary, perfect for enjoying a morning coffee or hosting summer barbecues.

Parking is made easy with space for two vehicles, ensuring you never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this extended property your new home. Contact us today to arrange a viewing and envision the possibilities that this lovely residence has to offer.

- EXTENDED SEMI-DETACHED
- SPACIOUS KITCHEN
- UPVC
- GROUND FLOOR WC
- FREEHOLD
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GAS BOILER CENTRAL HEATING
- OFF STREET PARKING
- COUNCIL TAX BAND: B

### ENTRANCE HALL

Having a uPVC door with a small window either side, fitted carpet, a central heating radiator and having the advantage of a WC / cloakroom in the space under the stairs.

### LOUNGE

With a uPVC bay window and curved central heating radiator to the front aspect, with decorative coving, a central light fitting and two wall mounted lights, a live inset gas fire with surround, a central heating radiator and fitted carpet.

### SITTING ROOM

To the rear aspect with gas fire and surround, a central heating radiator and a fitted carpet, and an arch leads through to the dining room.

### DINING ROOM

With double doors that lead to the rear garden.

### KITCHEN

An extended kitchen giving plenty of storage space along with a square edge worktop and upstand. with a composite style sink with a quarter bowl and drainer, currently there is a gas cooker with splash back and chimney and the benefit of an integrated fridge & freezer with space under the counter for a washing machine. Looking out to the rear garden is a uPVC window and the room is finished off with a fully tiled floor.

### WC

A low flush WC and a window with opaque glass, access here for the combination boiler.

### BEDROOM ONE

With a uPVC window looking out to the rear aspect, fitted carpet, a central heating radiator and fitted wardrobes.

### BEDROOM TWO

With a uPVC window to the front aspect, fitted carpet and a central heating radiator.

### BEDROOM THREE

A single bedroom with uPVC window, central heating radiator and fitted carpet.

### FAMILY BATHROOM

A light and bright fully tiled four piece bathroom with bath tub, shower cubicle, pedestal wash basin and low flush WC, with uPVC window, a towel radiator and a vinyl floor.

### OUTSIDE

Having a lawn to the front aspect, a drive that leads through to gates and access at the side of the property. A further gate leads to an enclosed rear garden with a patio area, a lawn and a raised deck currently hosting a free standing shed.

### OUTBUILDING

A brick built pitched roof outbuilding with light and power, a uPVC door and window with opaque glass.

### AUCTION CONDITIONS

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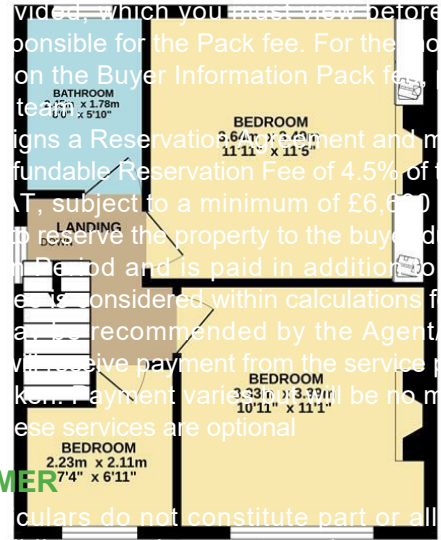
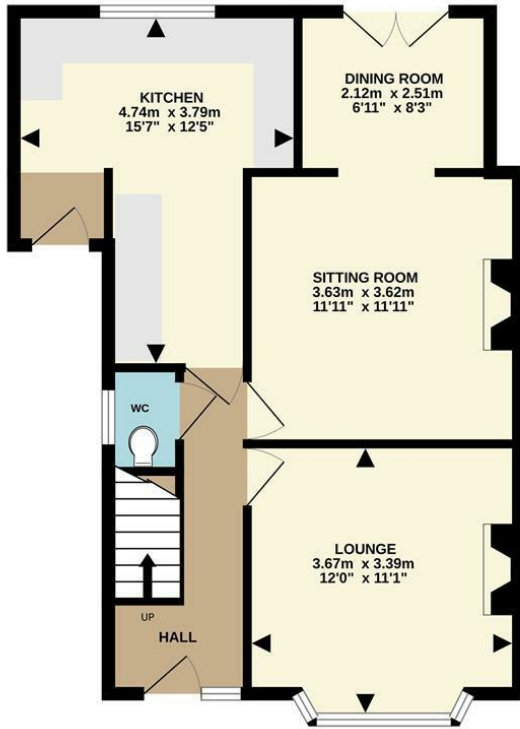


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GROUND FLOOR  
52.6 sq.m. (566 sq.ft.) approx.

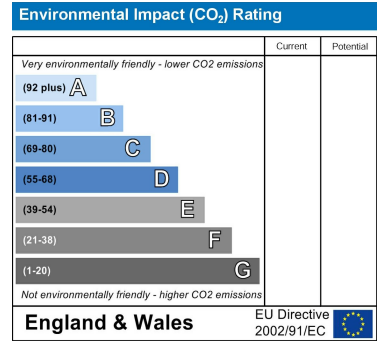
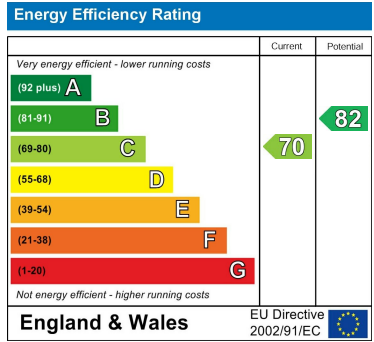
1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



**DISCLAIMER**

TOTAL FLOOR AREA: 89.6 sq.m. (965 sq.ft.) 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.  
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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.

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