

# PINEWOOD



Welbeck Street, Creswell, Worksop, Notts S80 4AY

 3  1  2  EPC C

Offers In The Region Of £80,000



**LOOKING FOR YOUR NEXT INVESTMENT...** Welcome to this three bedroom mid-terrace house located on Welbeck Street in the village of Creswell, Worksop.

Situated in a popular location close to amenities, this house offers the perfect blend of convenience and comfort. Whether you're looking to invest in a promising property or searching for a cozy home to settle down in, this mid-terrace house on Welbeck Street is sure to tick the boxes.

As you enter the property through the front door you are met by a light and airy lounge. The highlight of this property is the spacious kitchen diner, ideal for preparing delicious meals and hosting gatherings with friends and family.

Located off the kitchen is a good size downstairs shower room with walk in shower, pedestal sink and low flush WC.

The first floor accommodation benefits from three bedrooms. Two bedrooms to the front of the property and one to the rear overlooking the garden. The property has uPVC double glazing throughout and gas central heating.

Outside to the front there is a small walled gravel area. To the rear the property is good size enclosed rear garden.

**Do not miss out. TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519**

- **THREE BEDROOM MID TERRACE**
- **IDEAL FOR INVESTORS**
- **DOWNSTAIRS SHOWER ROOM**
- **CLOSE TO LOCAL AMENITIES**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**
- **LARGE KITCHEN DINER**
- **ON STREET PARKING**
- **COUNCIL TAX BAND**

### **LOUNGE**

12'3" x 11'10" (3.75 x 3.63)

Entering through a UPVC front door into the lounge. There is a front facing uPVC double glazed window, painted decor and a featured papered wall, carpet and central heating radiator.

### **KITCHEN DINER**

8'7" x 22'4" (2.63 x 6.81)

A good sized rear facing open plan kitchen with dining area. The dining area has painted decor with a feature papered wall, carpet and central heating radiator. There is also a useful under stairs store cupboard.

The kitchen benefits from wall and base units with contrasting worktop and a stainless steel sink and drainer with mixer tap. There is space for a free standing gas cooker, fridge freezer and plumbing for a washing machine. Decor is painted walls with mosaic tiled splash backs and lino flooring.

A uPVC door provides access to the rear garden and a uPVC double glazed window over looks the garden.

### **DOWNSTAIRS SHOWER ROOM**

3'6" x 9'7" (1.07 x 2.94)

Off the kitchen is the main bathroom. This offers a walk in shower, pedestal sink and low flush WC. There is painted decor with partial tiling, lino, towel rail and a rear facing uPVC double glazed window with frosted glass.

### **STAIRS AND LANDING**

Off the kitchen diner is the stairs to the first floor landing and bedrooms.

### **BEDROOM ONE**

9'6" x 10'0" (2.92 x 3.05)

A rear facing bedroom with painted decor and feature papered wall, carpet, uPVC double glazed window and central heating radiator. There is a small cupboard over the stairs which currently houses the boiler.

### **BEDROOM TWO**

7'1" x 12'0" (2.17 x 3.67)

A front facing bedroom with painted decor and feature papered wall, carpet, uPVC double glazed window and central heating radiator.

### **BEDROOM THREE**

5'1" x 7'8" (1.55 x 2.35)

A small front facing bedroom with painted decor and feature papered wall, carpet, uPVC double glazed window and central heating radiator.

### **OUTSIDE**

To the front of the property is a walled gravel area. The rear garden is in need of attention but offers a good sized enclosed area.

### **GENERAL INFORMATION**

Tenure: FREEHOLD

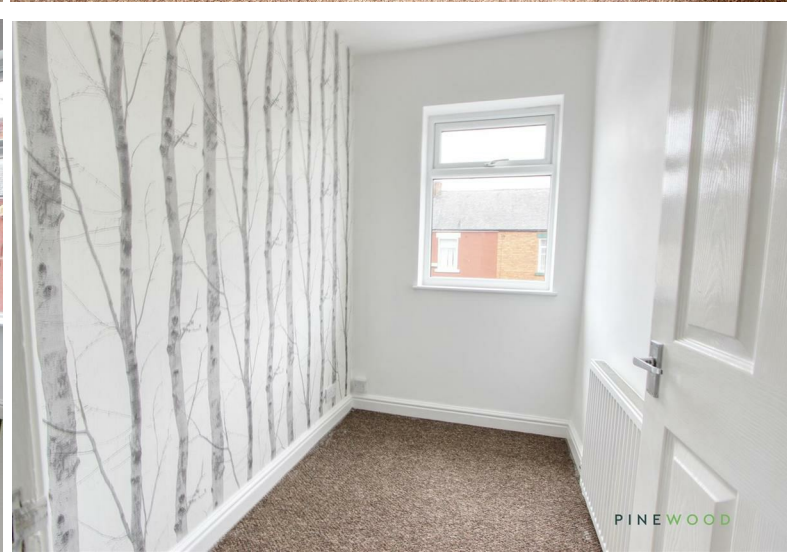
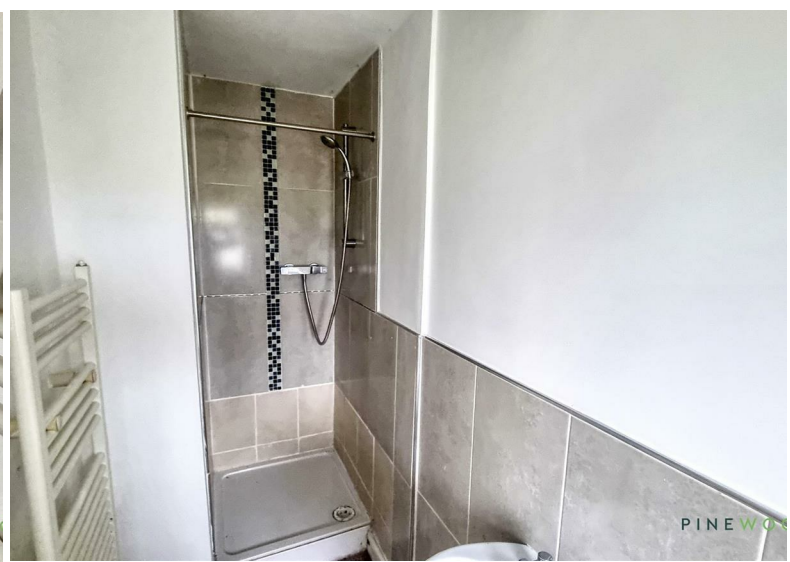
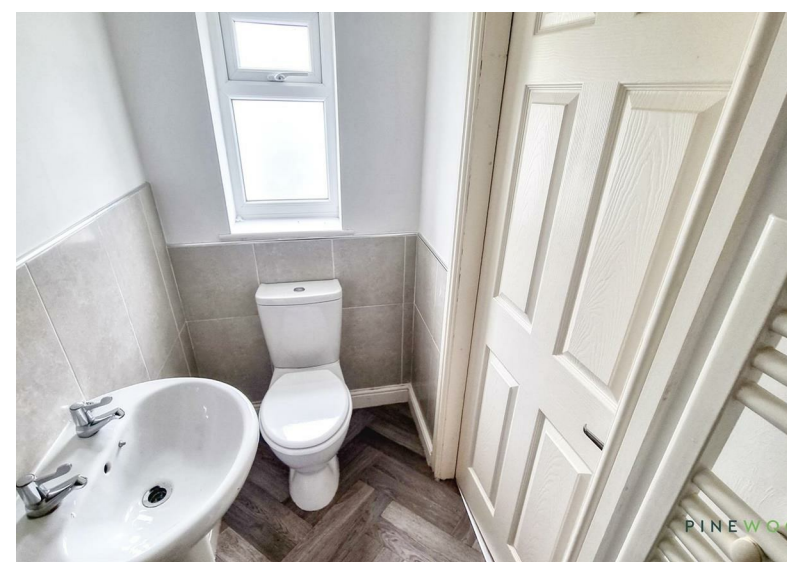
Council Tax Band A

Gas Central Heating

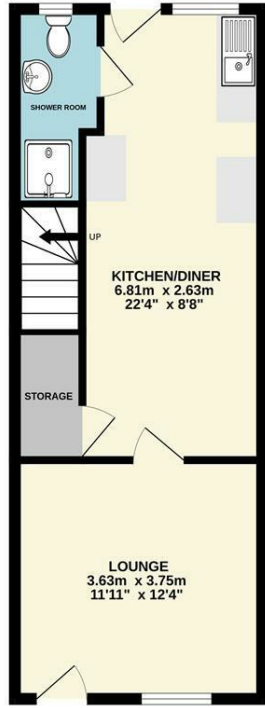
uPVC Double Glazing

### **DISCLAIMER**

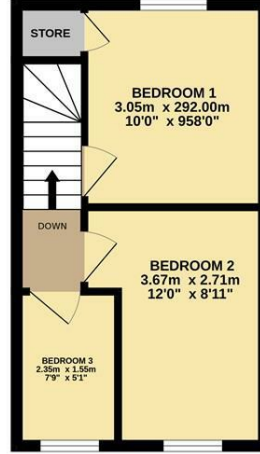
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GROUND FLOOR  
38.9 sq.m. (419 sq.ft.) approx.

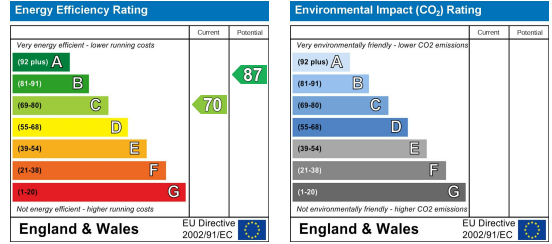


1ST FLOOR  
24.9 sq.m. (269 sq.ft.) approx.



TOTAL FLOOR AREA - 63.8 sq.m. (687 sq.ft.) approx.

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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**DISCLAIMER**

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