

# PINEWOOD



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Colliery Street, Creswell, Worksop, S80 4FD



£975



Welcome to this charming new build property located in the picturesque Collier Street, Creswell, Worksop. This delightful semi-detached house boasts a modern design with a spacious kitchen diner, perfect for hosting family gatherings or entertaining friends.

As you step into the property, you are greeted by a generously sized lounge, ideal for relaxing after a long day. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

One of the standout features of this property is the heat source pump, ensuring that you stay warm and cosy during the colder months while also being energy efficient.

Outside, you will find parking space for two vehicles, a valuable commodity in this day and age. The newly laid lawn adds a touch of freshness to the property, providing a lovely outdoor space for children to play or for enjoying a morning cup of tea.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of this new build property in Collier Street.

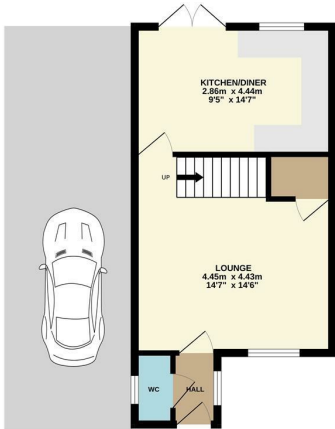
**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

- THREE BEDROOM SEMI-DETACHED
- FITTED CARPETS, VINYL AND FLOOR TILES
- FRENCH STYLE DORS TO GARDEN
- MODERN HEAT SOURCE PUMP HEATING
- COUNCIL TAX BAND: B
- NEW BUILD PROPERTY
- MODERN FITTED KITCHEN / DINER
- SPACIOUS LOUNGE
- OFF STREET PARKING
- SECURITY DEPOSIT £1125

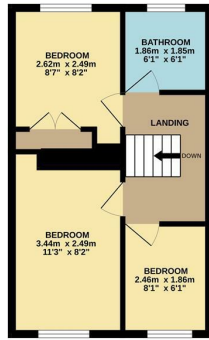




GROUND FLOOR:  
35.3 sqm. (379 sq.ft.) approx.



1ST FLOOR:  
31.6 sqm. (340 sq.ft.) approx.



TOTAL FLOOR AREA: 66.9 sq.m. (720 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition at the time of sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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