

PINEWOOD



Coronation Street, Whitwell, Worksop, Notts S80 4TG

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Offers In Excess Of £100,000



PERFECT FOR INVESTORS & FIRST TIME BUYERS...Welcome to this charming TWO bedroom semi-detached house located on Coronation Street in the village of Whitwell.

Situated in a desirable location, this house provides easy access to local amenities, schools, and beautiful countryside surroundings. Whether you are looking to invest in a property with great potential or searching for your first home to make your own, with its spacious layout and scope for some modernisation, this property allows you to unleash your creativity and transform it into the home of your dreams.

The ground floor provides two spacious reception rooms, a galley style kitchen, a side conservatory and the bonus of a downstairs W.C.

To the first floor are two generous double bedrooms and a family bathroom comprising of a shower over bath, WC and sink.

Outside there is a small enclosed rear garden with access to a detached garage, currently used for storage.

Do not miss out on this great property and all it has to offer. To arrange a viewing, please call **PINEWOOD PROPERTIES**.

- TWO BEDROOM SEMI DETACHED
- ENCLOSED REAR GARDEN WITH GARAGE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND-A
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- FAMILY BATHROOM & DOWNSTAIRS W.C
- UPVC DOUBLE GLAZING
- POPULAR RESIDENTIAL LOCATION
- FREEHOLD

LOUNGE

12'4" x 12'4" (3.76 x 3.76)

DINING ROOM

13'4" x 12'4" (4.08 x 3.76)

KITCHEN

13'5" x 6'2" (4.09 x 1.88)

DOWNSTAIRS W.C

CONSERVATORY

17'2" x 6'2" (5.25 x 1.88)

BEDROOM ONE

13'4" x 12'4" (4.08 x 3.76)

BEDROOM TWO

12'4" x 12'4" (3.76 x 3.76)

BATHROOM

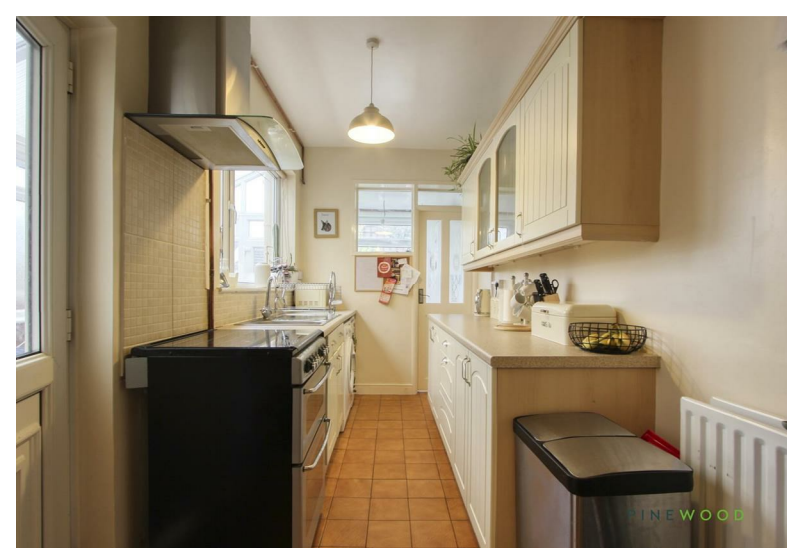
8'0" x 6'3" (2.44 x 1.91)

GENERAL INFORMATION

Council Tax Band A
Freehold
uPVC double glazing
Gas central heating

DISCLAIMER

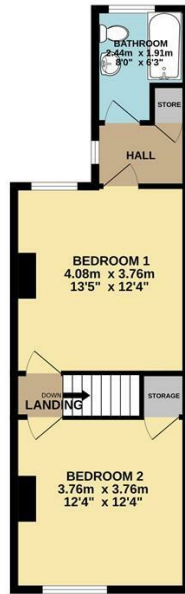
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office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



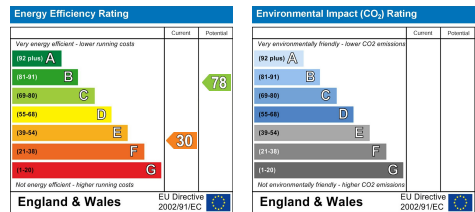
GROUND FLOOR
51.8 sq m. (558 sq ft.) approx.



1ST FLOOR
39.9 sq m. (430 sq ft.) approx.



TOTAL FLOOR AREA: 91.8 sq m. (988 sq ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs, and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operability or efficiency can be given.
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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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