

# PINEWOOD



Welbeck Street, Whitwell, Worksop, S80 4TW

 2  1  2  EPC D

£625 PCM





Nestled in the charming village of Whitwell, Welbeck Street presents a delightful opportunity to acquire an Edwardian terraced house that perfectly balances period features with modern living. This inviting property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet evenings at home. The well-proportioned layout includes two comfortable bedrooms, providing ample space for relaxation and rest.

The house is complemented by a ground floor bathroom, ensuring convenience for daily routines. The Edwardian architecture adds character and charm, making this home a unique find in the area.

For those with vehicles, the property offers parking for one car, a valuable asset in this picturesque village setting.

With its blend of historical elegance and practical amenities, this terraced house is an excellent choice for first-time buyers, small families, or those seeking a peaceful retreat in a friendly community. Don't miss the chance to make this lovely property your new home.

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

- END TERRACED PROPERTY
  - UPVC DOUBLE GLAZING
  - ENCLOSED COURTYARD TO REAR
  - HOLDING DEPOSIT £150
  - FREEHOLD
- TWO BEDROOMS AND DRESSING ROOM
  - GAS CENTRAL HEATING
  - OFF ROAD PARKING
  - EPC - E
  - COUNCIL TAX BAND A

ACCOMMODATION

Entrance is gained through the front upvc double glazed door in to the;

LOUNGE

12'0" x 12'0" (3.67 x 3.66)  
Having a Mahogany style fire surround with marble effect back and hearth, a central heating radiator, two alcoves one with shelving, TV and Sky points and a upvc double glazed window viewing to the front of the property. From here a door leads to the inner hallway;

INNER HALLWAY

With smoke alarm, electric meter and door leading to the Dining Room and Kitchen.

DINING AREA

12'0" x 11'11" (3.67 x 3.64)  
Having a central heating radiator, under stairs storage,, a upvc double glazed window viewing to the side of the property and a upvc double glazed door opening to the rear of the property. Leading off from here is the kitchen area.

KITCHEN

11'4" x 6'11" (3.46 x 2.12)  
Having a range of units in white fitted above and below an easy clean work surface inset to which is a stainless steel sink unit. Also fitted is tiling to the splash back areas, an AEG electric oven and hob, a central heating radiator, plumbing for an automatic washing machine and the Baxi boiler. This room also benefits from grey tile effect floor covering and a upvc double glazed window viewing to the side of the property. A door leads from the kitchen area to the;

BATHROOM

7'3" x 5'5" (2.20 x 1.64)  
Fitted with a white suite in white consisting of a panelled bath with a shower over, a pedestal wash hand basin and low flush toilet. Also

fitted is tiling to the splash back areas, grey tile effect floor covering and a upvc double glazed window viewing to the side of the property.

BEDROOM NO.1

12'0" x 11'11" (3.67 x 3.63)  
Having a central heating radiator, a useful storage cupboard, a television point and a upvc double glazed window viewing to the front of the property.

BEDROOM NO. 2

10'10" x 11'11" (3.30 x 3.64)  
Having a range of storage cupboards, a central heating radiator, a telephone point, access to the loft and a upvc double glazed window viewing to the rear of the property. A door leads from here to the;

DRESSING ROOM

7'1" x 8'6" (2.15 x 2.59)  
Having a central heating radiator and a upvc double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property is a small enclosed pebbled garden.  
  
To the rear of the property is a small pebbled courtyard and a vehicle hard standing.

DISCLAIMER

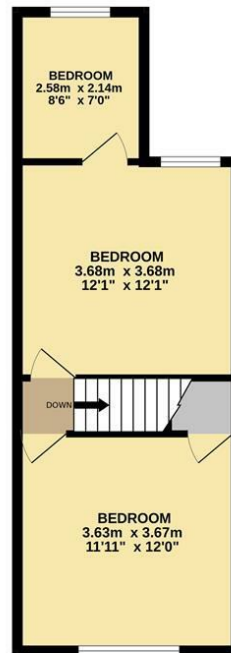
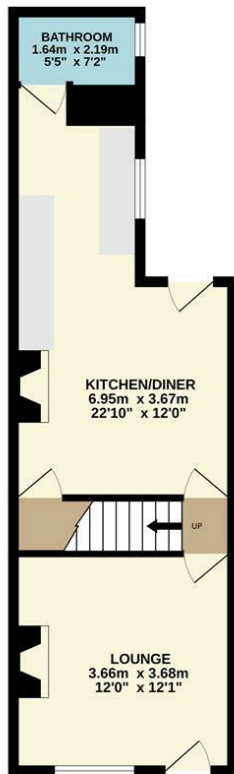
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1ST FLOOR  
35.8 sq.m. (385 sq.ft.) approx.



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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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	
(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

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PINEWOOD

**ESTAS**  
WINNER

CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

