



West Street, Creswell, Worksop, Notts S80 4DS

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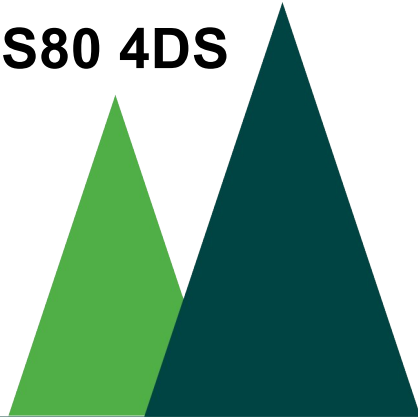
EPC

Offers In The Region Of
£175,000

PINEWOOD



West Street Creswell Worksop Notts S80 4DS



Offers In The Region Of £175,000

**3 bedrooms
1 bathroom
1 reception**

- Three Bedroom Semi-Detached
- Spacious dual-aspect lounge
 - Open-plan kitchen/diner
- Three well-proportioned bedrooms
- Family bathroom with electric shower
 - Handy ground floor WC
- Additional workshop/store with lighting and power
 - Generous rear garden
 - Freehold
 - Council Tax Band A



OFFERED WITH NO CHAIN...Nestled on West Street in the charming town of Workop, this semi-detached house offers a delightful blend of character and modern living. Built in 1970, the property showcases an older style that adds to its unique charm.

Upon entering, you are welcomed into a spacious dual-aspect lounge, perfect for both relaxation and entertaining. The open-plan kitchen and dining area create a warm and inviting space for family meals and gatherings, making it the heart of the home.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is equipped with an electric shower, ensuring convenience for busy mornings. Additionally, the handy ground floor WC adds practicality to everyday living.

For those with hobbies or in need of extra storage, the outbuildings present a fantastic opportunity for a workshop or additional storage space.

This home is ideal for families or anyone seeking a comfortable living space in a friendly community. With its spacious layout and practical features, this property is a wonderful opportunity not to be missed.

Entrance Hall

Accessed via a uPVC door to the front aspect, the entrance hall features papered décor, a central heating radiator, fitted carpet, and useful understairs storage—ideal for coats, shoes or household items.

Kitchen / Dining

12'11" x 11'9" (3.94 x 3.60)

This spacious kitchen/diner offers a range of base and wall units with dark contrasting worktops and decorative coving. A uPVC window looks out over the rear garden, and there is space for a gas cooker and an automatic washing machine. The dining area has wood-effect flooring, a central heating radiator, and ample room for a family table and chairs. A door leads through to a useful walk-in pantry.

Pantry

3'8" x 6'5" (1.14 x 1.96)

Fitted with shelving for storage and housing the central heating boiler, this pantry is a practical addition to the kitchen.

Lounge

12'0" x 18'8" (3.68 x 5.70)

A dual-aspect reception room with uPVC windows to both the front and rear, allowing plenty of natural light. The room features decorative coving, neutral papered décor, two central heating radiators, and a fitted carpet. A living flame gas fire with surround creates a cosy focal point.

Bedroom one

12'11" x 11'10" (3.96 x 3.62)

Situated to the rear of the property with a uPVC window overlooking the garden. This double room includes fitted storage, a central heating radiator, carpeted flooring, and neutral paper décor.

Bedroom Two

12'11" x 9'10" (3.96 x 3.02)

Also to the rear aspect, this double bedroom features a uPVC window, central heating radiator, fitted storage, and carpet flooring, with decorative coving adding character.

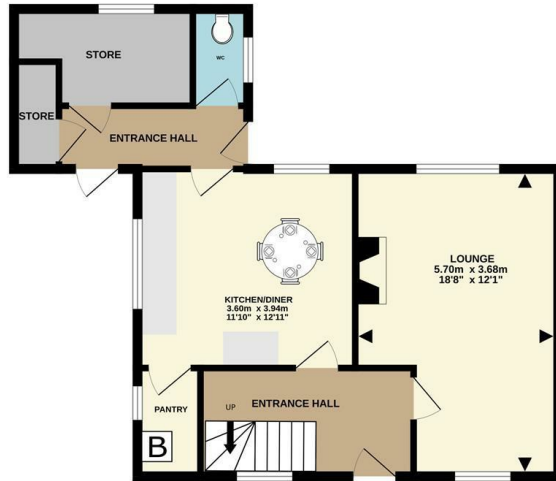
Bedroom Three

8'7" x 9'8" (2.64 x 2.95)

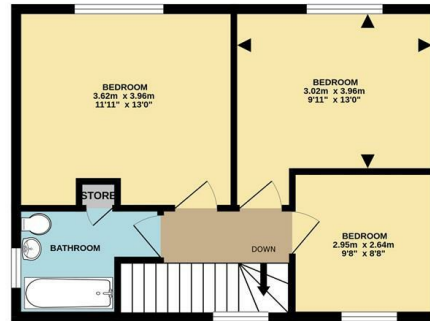
Located at the front of the property, this single bedroom offers a uPVC window, central heating radiator, carpet, and integrated storage—perfect as a child's room, study or dressing room.



GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.

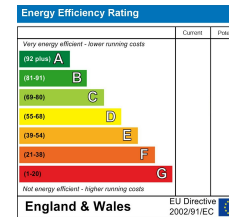


1ST FLOOR
42.3 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1037 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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Bathroom

Fitted with a three-piece suite including a panelled bath with tiled splashback, electric shower and curtain, pedestal wash basin, and low flush WC. There's also integrated storage, a chrome towel radiator, vinyl flooring, and a frosted uPVC window for privacy.

Outbuildings

Ground Floor WC: A practical external low flush WC with uPVC window and lighting.
Workshop/Store: With rear-facing window, lighting, and power—ideal as a workspace or tool shed.

Additional Storage Room: Accessible via a further uPVC door, this space is ideal for garden equipment or seasonal storage.

Exterior

To the rear, the garden features patio stone and a lawn area, requiring some attention but offering excellent potential. The garden is not overlooked, providing a degree of privacy.

A Reservation Agreement May Be Available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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.

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