



Skinner Street, Creswell, Worksop, Notts S80 4JG

2 1 2 EPC D

Offers In The Region Of £122,500

PINEWOOD



Skinner Street Creswell Worksop Notts S80 4JG



Offers In The Region Of £122,500

**2 bedrooms
1 bathrooms
2 receptions**

- ****NO CHAIN** IDEAL FOR THE FIRST TIME BUYERS OR INVESTORS**
- **CLOSE TO ALL THE VILLAGE AMENITIES, TRAIN STATION AND ACCESS TO THE M1 MOTORWAY**
- **SINGLE DETACHED GARAGE ACCESSED TO REAR WITH ADDITIONAL STORE/WORKSHOP**
 - **REAR ENCLOSED SOUTH FACING COURTYARD**
- **TWO RECEPTION ROOMS (OPEN PLAN) WITH MULTI FUEL BURNER**
 - **TWO DOUBLE BEDROOMS**
- **MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH**
- **GALLEY KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR - UPVC FRENCH DOORS LEAD TO REAR COURTYARD**
- **GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - (SOME NEW) NEW GREY COMPOSITE DOOR FITTED 2025**
- **EPC RATED D - FREEHOLD - SOLAR PANELS TO GARAGE - 3000Kw**



****NO CHAIN****

***** ATTENTION ALL FIRST TIME BUYERS - INVESTORS *****

IDEAL FIRST HOME OR INVESTMENT PROPERTY - VIEW NOW

This is a mid terraced property situated in the popular residential area of Creswell, close to all local amenities. The internal accommodation briefly comprises two bedrooms, lounge, open plan to the dining room, fitted kitchen and modern family bathroom.

The property further benefits from full UPVC double glazing, dual fuel central heating, new rendering, courtyards to the front and rear of the property and off road parking and single detached garage/workshop.

Contact Pinewood Properties for more information or to book a viewing!

Video tour available, take a look around!

ACCOMMODATION

Entrance is gained through the front upvc double glazed door into the;

LOUNGE

12'9" x 10'1" (3.88 x 3.07)

Having a central heating radiator, a upvc box bay double glazed window viewing to the front of the property and being open plan to the dining room.

DINING ROOM

12'8" x 12'9" (3.85 x 3.88)

Having a dual fuel coal/wood burner which fuels the central heating system set to a tiled hearth, a upvc double glazed window viewing to the rear of the property, the stairs allowing access to the first floor accommodation and a door opening to the;

KITCHEN

12'8" x 8'0" (3.85 x 2.45)

Having a range of units in beach with stainless steel trim fitted above and below areas of easy clean work surface inset to which is a stainless steel sink with mixer taps. There is an integrated Logik electric oven with electric halogen hob and extractor hood over, facilities for a automatic washing machine, tiling to splash back area's, a ceramic tiled floor, two single glazed windows viewing to the side and rear of the property and a door opening to the rear courtyard.

Returning back to the Dining Room and taking the stairs to the first floor landing having a central heating radiator and a single glazed window viewing to the side of the property.

BEDROOM ONE

12'7" x 10'1" (3.83 x 3.07)

Having a central heating radiator and a upvc double glazed window viewing to the front of the property.

BEDROOM TWO

10'10" x 9'9" (3.30 x 2.98)

Having a central heating radiator, laminate flooring and a upvc glazed window viewing to the rear of the property.

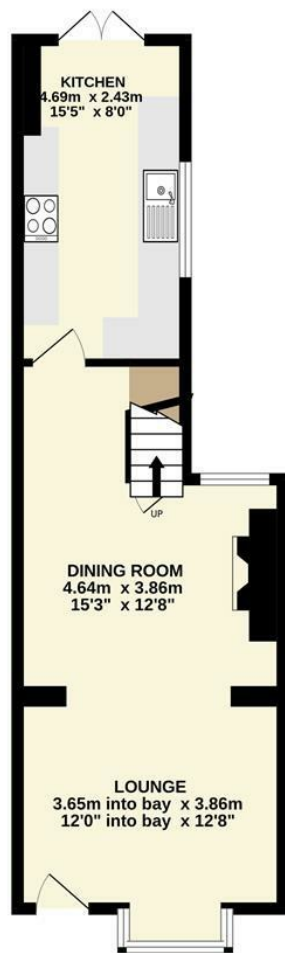
BATHROOM

9'0" x 8'1" (2.75 x 2.46)

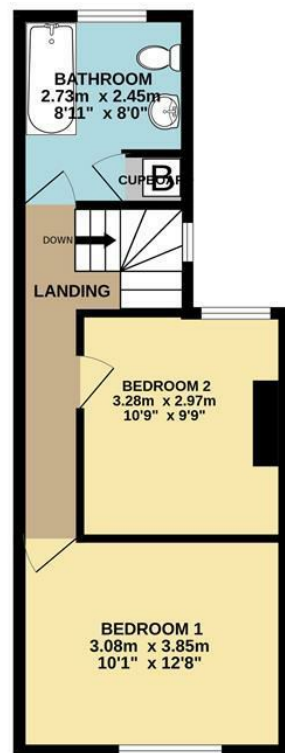
Fitted with a suite in white comprising of a panelled bath with Aquatron electric shower over, pedestal wash hand basin and low flush toilet. There is tiling to splash back area's, a central heating radiator and a upvc double glazed window viewing to the rear of the property.



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 73.7 sq.m. (794 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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GARAGE / WORKSHOP
22'11" x 9'10" (7m x 3m)

This has been divided into a garage area and workshop area. The single detached garage benefits from having an automatic composite Bifold external door, upvc internal door, being fully insulated and having a 5kw per hour solar panel system to the roof with a grid tie solar panel inverter that is fully owned and has been installed by TYH Energy.

OUTSIDE

To the front of the property is a small easily maintained courtyard with path leading to the front door.

To the rear of the property is a fully enclosed courtyard with paved patio area, off road parking for 1 vehicle and a garage / workshop.

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.

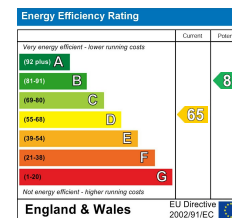
Reservation Agreement

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.



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PINEWOOD



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