



*Lime Crescent*

*Church Warsop*



Offers in Excess of £160,000

**(Chadwells**  
Estate & Letting Agents

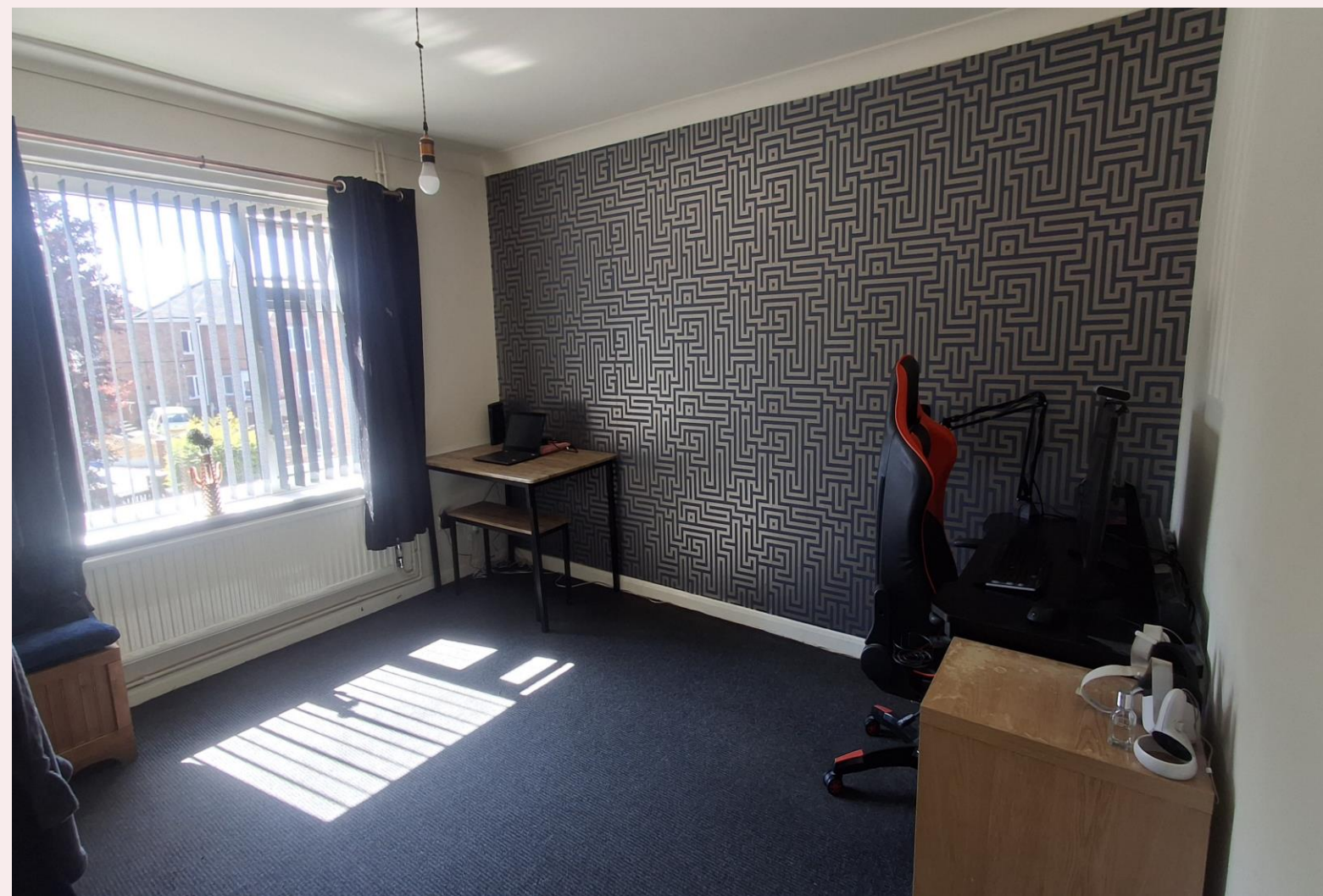








*Perfect Investment  
Opportunity...*







*Lime Crescent*

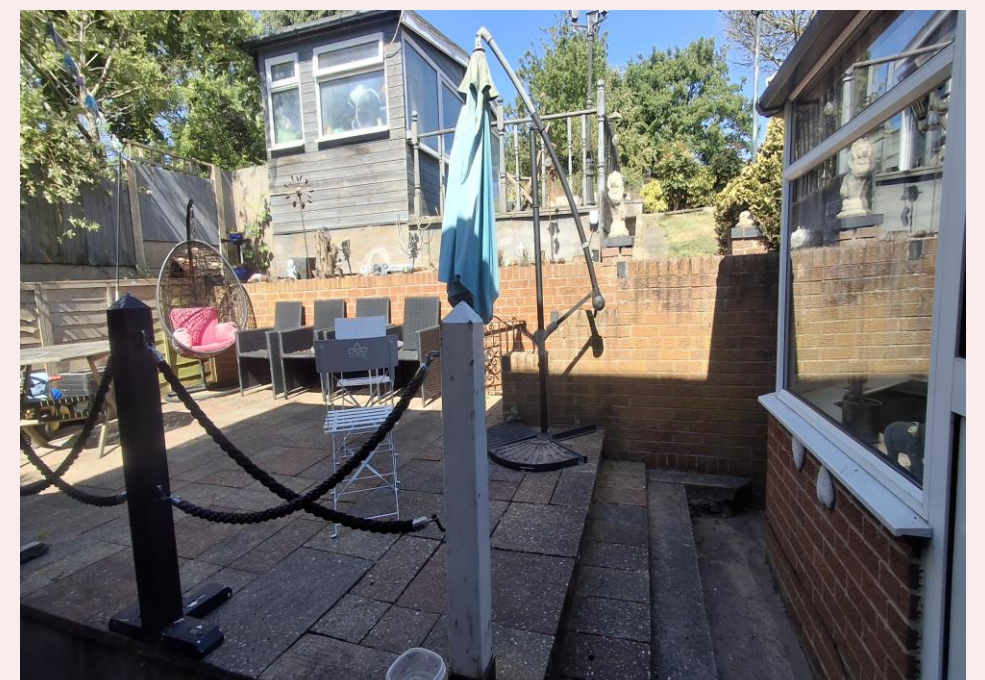






# *Welcome*

Situated in the popular residential area of Church Warsop this three bedroom semi detached house is offered for sale with tenants in Situ. Internally the property boasts a lounge, dining room, kitchen, conservatory and downstairs shower room to the ground floor with the first floor housing three generous bedrooms and a family bathroom. Externally the front of the property offers ample off road parking space with gated access leading to the full enclosed tiered rear garden. Viewings are a must to appreciate what this investment opportunity offers.



# Step inside...

## Entrance Hall

Accessed through a uPVC door to the front aspect, carpet flooring, ceiling light fitting, radiator and stairs off to the first floor landing.

## Lounge *16' 3" x 11' 5" (4.95m x 3.48m)*

With a decorative fireplace, uPVC window to the front aspect, carpet flooring, ceiling light fitting, radiator and TV point.

## Kitchen *9' 5" x 14' 9" (2.87m x 4.49m)*

Fitted with a range of wall and base units having roll top worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven with ceramic hob and extractor over. Space and plumbing for washing machine and dishwasher. Tiled splash backs, vinyl flooring, radiator and uPVC window to the rear aspect.

## Dining Room *14' 9" x 11' 7" (4.50m x 3.53m)*

With carpet flooring, pendant light fitting, uPVC window to the front aspect, radiator and BT point.

## Conservatory *12' 9" x 9' 7" (3.88m x 2.92m)*

With uPVC windows and French doors to the rear garden, ceiling light fitting, radiator, space for upright fridge freezer and part vinyl and carpet flooring.

## Shower Room *8' 2" x 3' 8" (2.50m x 1.11m)*

Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash basin and low flush WC. Tiled splashbacks, obscure uPVC window to the rear aspect, vinyl flooring, ceiling spotlights and extractor fan.

## Landing

With carpet flooring, uPVC window to the rear aspect, loft access and pendant light fitting.

## Master Bedroom *11' 4" x 15' 9" (3.46m x 4.80m)*

With carpet flooring, uPVC window to the front aspect, decorative ceiling light fitting and radiator.

## Bedroom Two *11' 10" x 11' 1" (3.60m x 3.39m)*

With uPVC window to the front aspect, carpet flooring, airing cupboard housing boiler, ceiling light fitting and radiator.

## Bedroom Three

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

## Family Bathroom *5' 3" x 8' 6" (1.60m x 2.59m)*

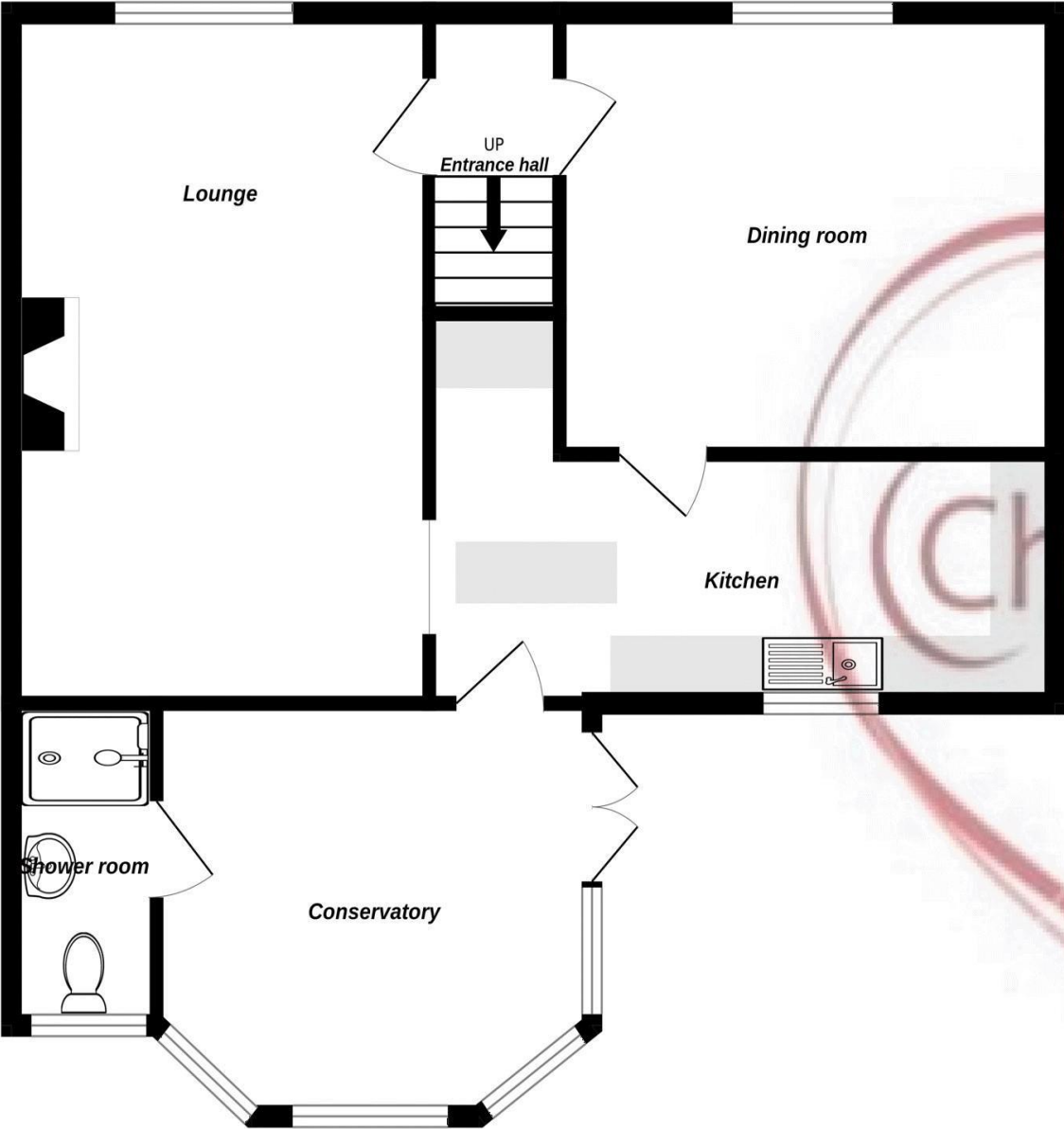
Fitted with a three piece suite comprising of bath with mixer shower over, pedestal wash basin and low flush WC. Vinyl flooring, obscure uPVC window to the rear aspect, chrome heated towel rail and ceiling light fitting.

## Externally

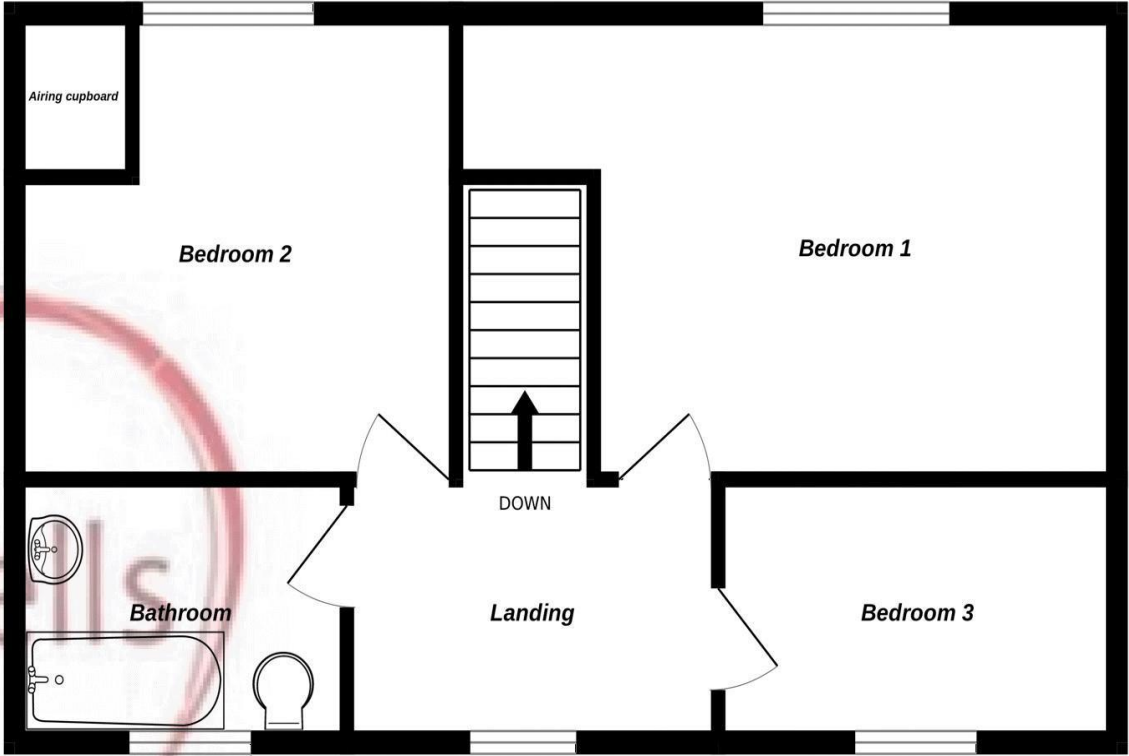
The front of the property benefits from a private driveway allowing ample of road parking space with gated access to the rear of the property. The rear garden is a generous size and is set over two levels with the lower level benefitting from a seating area and outside



Ground Floor



1st Floor



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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