



**Eyre Street, Creswell, Worksop, S80 4JJ**

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**Offers In Excess Of £155,000**

**P I N E W O O D**



# Eyre Street Creswell Worksop

S80 4JJ



## Offers In Excess Of

£155,000

**3 bedrooms**  
**1 bathroom**  
**1 reception**

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Semi-detached house
  - Built in 1936
- Located on Eyre Street
- Close to Creswell amenities
- Easy access to Worksop
  - Ideal family home
- Viewing recommended



A GREAT PLACE TO START... this delightful semi-detached house, built in 1936, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a practical bathroom, ensuring convenience for daily routines. The semi-detached design allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

With its classic architecture and potential for personalisation, this property presents a wonderful opportunity for those looking to create their dream home in a desirable location. Whether you are a first-time buyer or seeking to invest in a family-friendly neighbourhood, this house on Eyre Street is certainly worth considering. Don't miss the chance to make this charming residence your own.

#### Entrance Porch

A welcoming entrance hall featuring a UPVC door to the front aspect, central heating radiator, and fitted carpet. Provides access to the ground floor accommodation.

#### Living Room

14'0" x 14'8" (4.27m x 4.48m)

A spacious living room featuring a large bay window that fills the room with natural light. The room is carpeted and decorated in muted tones, offering a welcoming space for relaxation and entertaining, with easy access to the kitchen and dining area.

#### Kitchen/Diner

8'1" x 14'7" (2.47m x 4.45m)

Positioned to the rear aspect, this stylish dining kitchen offers shaker-style doors with a dark contrasting worktop, upstand, and acrylic splashback. Includes an integrated four-ring gas hob, oven with extractor above, composite sink and drainer, and space for an automatic washing machine. space for a 50/50 style fridge freezer at the end of the units. Double doors open directly onto the rear garden, and there is ample space for a small dining table. Finished with a central heating radiator and fully tiled floor.

#### WC

5'0" x 2'9" (1.53m x 0.85m)

This cloakroom features a compact layout with a classic green toilet set against textured white walls.

#### Cupboard

A handy storage cupboard offers practical space for household items, fitted with shelves and housing various cleaning equipment. Its simple interior and neutral walls provide a functional utility area within the home.

#### Bedroom 1 (Front)

11'6" x 9'6" (3.50m x 2.90m)

A well-presented front-facing double bedroom with a picture rail, attractive decorative finish, UPVC window, central heating radiator, and fitted carpet.

#### Bedroom 2

8'10" x 11'10" (2.70m x 3.61m)

A generous master bedroom overlooking the rear garden, complete with a UPVC window, fitted carpet, and central heating radiator. A peaceful and private space situated to the rear aspect.

#### Bedroom 3

4'9" x 6'9" (1.46m x 2.05m)

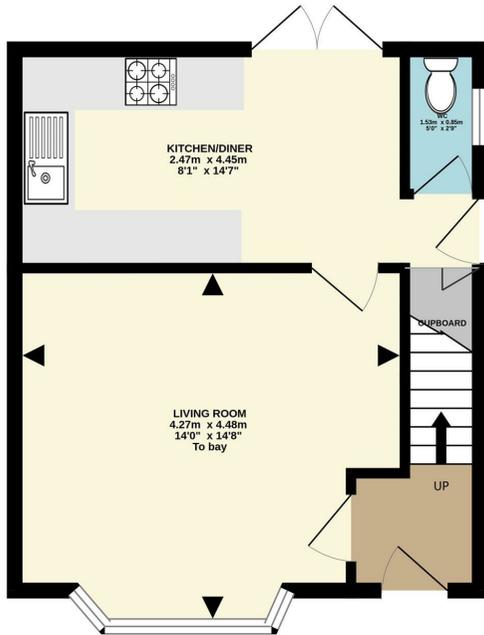
A single bedroom to the front aspect featuring a UPVC window, bi-fold door, central heating radiator, and fitted carpet. Perfect as a nursery, dressing room, or home office.

#### Landing

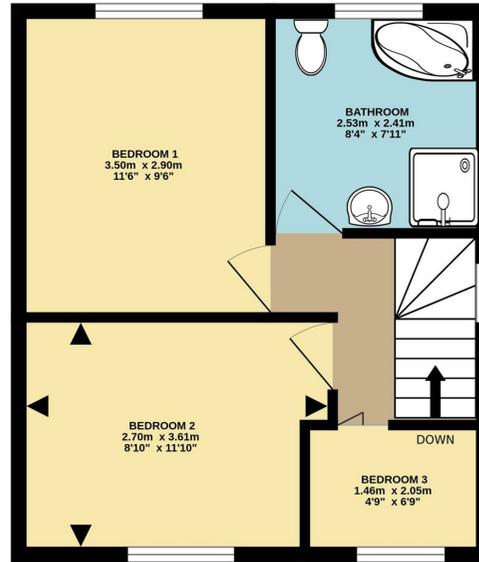
The landing area at the top of the stairs is brightened by a window and features simple decor. A wooden banister adds character, and the space provides access to the bedrooms and bathroom.



GROUND FLOOR  
33.8 sq.m. (363 sq.ft.) approx.

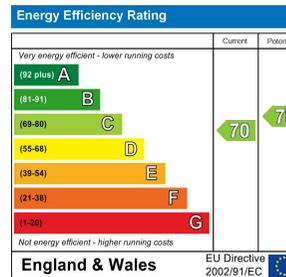


1ST FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 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

8'4" x 7'11" (2.53m x 2.41m)

The bathroom includes a corner bath and a separate shower cubicle, complemented by a washbasin set into a wooden vanity unit. Cream wall tiles and carpeting create a soft, comfortable atmosphere, with a frosted window offering privacy while bathing the room in daylight.

### Front Exterior

The front exterior showcases a traditional semi-detached brick house with a bay window and a paved driveway. The neatly maintained frontage includes a low brick wall and mature shrubbery, offering curb appeal and ample parking space.

### Rear Garden

The rear garden is divided into a paved seating area and a low-maintenance gravel section, bordered by fencing and brick walls. The garden offers plenty of space for outdoor activities and gardening, complemented by well-placed flower pots and planters that add charm and colour.

### 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.

### 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.

### Other info

Combi situate in ground floor WC

Access to the loft via loft ladder, also has a light

Included is a shed with power and lighting, a regular shed and a greenhouse

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24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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33 Holywell Street,  
Chesterfield, S41 7SA  
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