



Welbeck Street, Creswell, Worksop, Notts S80 4AW

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Offers In The Region Of  
£90,000

P I N E W O O D



# Welbeck Street Creswell Worksop S80 4AW

## Offers In The Region Of £90,000

**2 bedrooms**

**1 bathrooms**

**1 receptions**

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception room
- Terrace inner through house
- Located on Welbeck Street
- Close to Creswell amenities
- Easy access to Worksop
  - Ideal for small families
  - Charming terraced style
- Freehold - Council Tax Band: A





**\*\*WORTH A VIEW WITH THIS BRILLIANT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS\*\***

A great opportunity on Welbeck Street with this terraced house offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, investors, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a functional bathroom, ensuring all essential amenities are readily available. The kitchen complements the living space, providing a practical area for meal preparation and dining.

Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquillity and accessibility. The surrounding area offers a variety of parks and recreational spaces, ideal for outdoor activities and leisurely strolls.

This charming terrace house on Welbeck Street presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its appealing features and prime location, it is certainly worth considering for your next home.

Video tour available

Contact Pinewood Properties for more information or to book a viewing on 01246 810519

#### **Reception Room**

13'3" x 11'11" (4.04m x 3.63m)

This welcoming reception room features a neutral carpet and white walls, creating a bright and airy atmosphere. The room includes a traditional-style fireplace with a mantel, providing a cosy focal point. A front-facing window allows natural light to fill the space, and a doorway connects directly to the kitchen/diner for easy flow between living and dining areas.

#### **Kitchen/Diner**

12'10" x 11'11" (3.92m x 3.63m)

The kitchen/diner offers a practical and functional space, fitted with white cabinetry along one wall and a stainless steel sink. The flooring is a modern, grey-toned laminate which contrasts nicely with the white walls and ceiling. A staircase rises from the kitchen/diner, and a door leads to the storm porch at the rear. The room benefits from a window above the sink and additional natural light from a door and window at the rear of the property.

#### **Bathroom**

5'4" x 7'7" (1.62m x 2.30m)

This bathroom features a three-piece suite including a toilet, pedestal basin and a panelled bath with a shower attachment. The walls are tiled halfway and above in a combination of cream and black tiles with decorative trim, adding contrast and character. The room benefits from a frosted window to the rear, bringing in natural light while maintaining privacy.

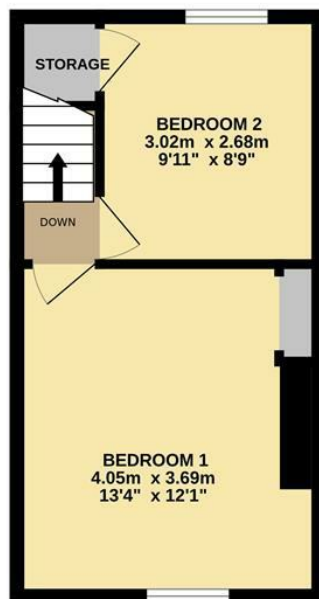
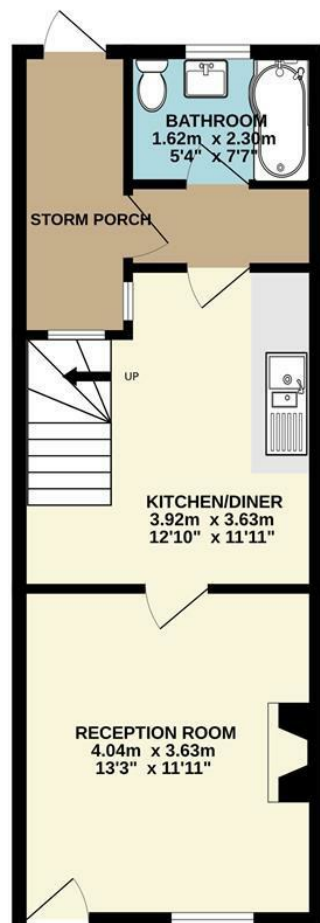
#### **Bedroom 1**

13'4" x 12'1" (4.05m x 3.69m)

Bedroom 1 is a generous double room with a front-facing window that lets in plenty of daylight. The neutral carpet and white walls provide a blank canvas to personalise the space. The room features a chimney breast which adds architectural interest and character.

GROUND FLOOR  
37.8 sq.m. (407 sq.ft.) approx.

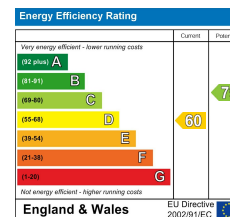
1ST FLOOR  
25.5 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (681 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## Bedroom 2

9'11" x 8'9" (3.02m x 2.68m)

Bedroom 2 offers a comfortable space with a rear-facing window overlooking the garden. The neutral decor continues here with white walls and a grey carpet, creating a calm and restful environment. There is also a small storage cupboard located near the stairs, providing useful extra space.

## Rear Garden

The rear garden is of moderate size and is enclosed by fencing with space for potentially 2-3 cars for parking.

## 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.

## GENERAL INFORMATION

EPC: D  
Council Tax Band: A  
Total Floor Area: 681 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating  
Combi Boiler  
New carpets and freshly decorated

## 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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