

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 11 Cherry Tree Drive, Creswell



- Modern Two Bedroom Semi Detached
- Gardens Front and Rear and Drive to the Side
- Ideal First Time Buyers or Investment Property
- Great Position With South Facing Garden

A modern two bedroom semi-detached house located within this popular residential development close to both open countryside and the local amenities available within the village. The property comprises, entrance hall, ground floor wc, kitchen with built in appliances, lounge to the rear overlooking the south facing rear garden, two bedrooms and bathroom.

Early viewing is recommended to fully appreciate

£ 145,000

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## Entrance Hall

Front facing entrance door, stairs to first floor, under stairs cupboard.

## Cloakroom

Fitted with WC, wash hand basin and central heating radiator.

## Lounge 12'6" x 12'7" (3.81m x 3.84m)

With sliding double glazed rear patio doors, central heating radiator and coving to the ceiling.



## Kitchen 6' x 11'9" (1.83m x 3.58m)

Fitted with a range of wall and base units along with work surfaces incorporating sink, drainer and splashback, oven, gas hob and a front facing double glazed window.



## Landing

Stairs from ground floor.

## Bedroom One 8'8" x 11'6" (2.64m x 3.51m)

Front facing double glazed window, central heating radiator and wardrobe.



## Bedroom Two 6'6" x 12'2" (1.98m x 3.71m)

Rear facing double glazed window, central heating radiator.



## Bathroom

Fitted with a three piece suite comprising of WC, wash hand basin and rear facing double glazed obscure window.



## Exterior

lawned front garden with drive to the side and gated pedestrian access to the rear of the property which has an enclosed, lawned garden and patio.



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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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