

Welbeck Street, Creswell, Worksop, Derbyshire S80 4AZ

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Offers In The Region Of
£140,000

PINEWOOD



**Welbeck Street
Creswell
Worksop
Derbyshire
S80 4AZ**



Offers In The Region

**3 bedrooms
1 bathrooms
2 receptions**

- Freehold - Council Tax Band: C
 - 3 spacious bedrooms
 - 1 modern bathroom
 - 2 cosy reception rooms
 - Semi-detached house
- Located in Worksop, Derbyshire
 - Close to local amenities
- Easy access to transport links
 - Ideal for families
- Viewing recommended





IMMACULATE INSIDE AND OUT, UPGRADED REAR OF PROPERTY WITH PERSONAL GYM SPACE / OFFICE...

This semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,114 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living.

This property is situated in a friendly neighbourhood, making it an excellent choice for families and professionals alike. With local amenities, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

Whether you are looking to settle down or invest in a promising property, this semi-detached house on Welbeck Street presents a wonderful opportunity. Do not miss the chance to make this charming residence your new home.

Contact Pinewood Properties for more information.

Lounge

14'7" x 13'11" (4.44m x 4.25m)

The lounge is a bright and welcoming space featuring a large bay window that floods the room with natural light. It comfortably accommodates seating and includes a charming fireplace, creating a cosy atmosphere perfect for relaxing or entertaining guests.

Dining Room

14'0" x 13'11" (4.26m x 4.25m)

This dining room is a versatile area with wood flooring and a feature wall offering a touch of character. It provides ample space for a dining table and additional seating, ideal for family meals and social gatherings. The room links directly to the kitchen, enhancing the flow between spaces.

Kitchen

14'4" x 8'9" (4.36m x 2.68m)

The kitchen is a long, narrow space fitted with light wood cabinetry and dark countertops. A tiled splashback adds subtle texture, while two windows above the sink allow natural light to brighten the room. Appliances and plumbing for a washing machine are neatly integrated, making this a practical and efficient cooking space.

Gym / Office

7'1" x 8'9" (2.15m x 2.68m)

The gym is a compact but functional room, designed to accommodate exercise equipment comfortably. It features tiled walls halfway up, providing a modern and easy-to-clean surface. A window ensures the room benefits from natural light, making it a pleasant space for workouts.

Bedroom 1

15'3" x 13'11" (4.65m x 4.25m)

Bedroom 1 is a spacious room featuring a large window that fills the space with light. Neutral walls and soft carpeting create a calm and restful environment. The room comfortably houses a double bed and extensive wardrobe storage, making it an inviting retreat.

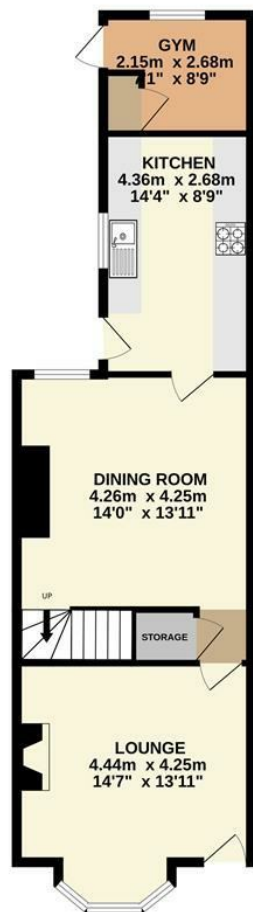
Bedroom 2

10'9" x 10'8" (3.27m x 3.26m)

Bedroom 2 offers a cosy and functional space with one window providing natural light. The room features neutral tones with carpeting underfoot, and it is well sized to accommodate a double bed along with additional storage or furniture as needed.

GROUND FLOOR
55.9 sq.m. (592 sq.ft.) approx.

1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 103.5 sq.m. (1114 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bedroom 3

8'7" x 8'9" (2.61m x 2.68m)

Bedroom 3 is a smaller, comfortable room with a window that brings in daylight. Soft carpeting and neutral decor create a warm space suitable for a single bed or a child's bedroom.

Bathroom

6'4" x 5'7" (1.92m x 1.69m)

The bathroom is a compact, well-appointed room featuring a bath with shower, a pedestal sink, and a toilet. A window provides natural light and ventilation, while neutral tiling and fittings ensure a clean and fresh atmosphere.

Rear Garden

The rear garden is an expansive outdoor space, mainly laid to lawn and bordered by fences and hedges for privacy. It includes a paved patio area ideal for outdoor seating and entertaining. The garden is child-friendly with ample room for play and gardening activities.

GENERAL INFORMATION

Council Tax Band: C

Total Floor Area: 1114 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Rear utility transformed into gym

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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