



£110,000 Freehold

7 ANN STREET | CRESWELL | WORKSOP | S80 4JF

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £110,000 - £120,000 \*\*\*

CHARMING TERRACED HOME IN A SOUGHT-AFTER LOCATION...Located on the popular Ann Street in Creswell, Worksop, this attractive terraced house combines comfort with modern living. Boasting a well-presented exterior and a welcoming feel throughout, the property is an excellent choice for families or first-time buyers looking to settle in a friendly and convenient neighbourhood.

As you step inside, you are greeted by a contemporary living room that exudes warmth and style, making it the perfect space for relaxation or entertaining guests. The ground floor also boasts a well-appointed kitchen, equipped with modern appliances and ample storage, ensuring that meal preparation is a pleasure. Adjacent to the kitchen, the bright conservatory invites natural light, creating a serene space to enjoy your morning coffee or unwind with a good book.

Venturing upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on this floor, featuring modern fixtures and fittings. Ascending to the top floor, a charming bedroom in the roof provides a unique and cosy space, perfect for another bedroom, guest accommodation, or a home office.

Outside, the property features a modest garden area, ideal for enjoying the fresh air or hosting summer barbecues. The outdoor space is a blank canvas, allowing you to create your own personal oasis. With its prime location and well-designed interiors, this terraced house on Ann Street is a wonderful opportunity to embrace a comfortable lifestyle in Creswell.

Call to arrange your viewing!





#### Living Room 12'9" x 13'0"

Laminate flooring with central heating radiator, feature fireplace and window to the front elevation.

#### Kitchen 12'9" x 9'8"

Matching high-gloss cabinets are complemented by wooden worktops, with integrated appliances including an oven and inset sink. Patio doors lead through to the conservatory, creating a bright and connected space.

#### Conservatory 11'6" x 5'5"

A bright conservatory featuring surrounding windows, offering ample space for a range of furniture or appliances, and a door providing access to the rear garden.



#### Landing

Landing leading to the first floor.

#### Bedroom One 12'9" x 13'0"

Spacious master bedroom with laminate flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 6'7" x 9'4"

Carpeted bedroom with central heating radiator and window to the rear elevation.

#### Bathroom 6'2" x 6'4"

Three piece suite with bath, low flush WC and hand wash basin.

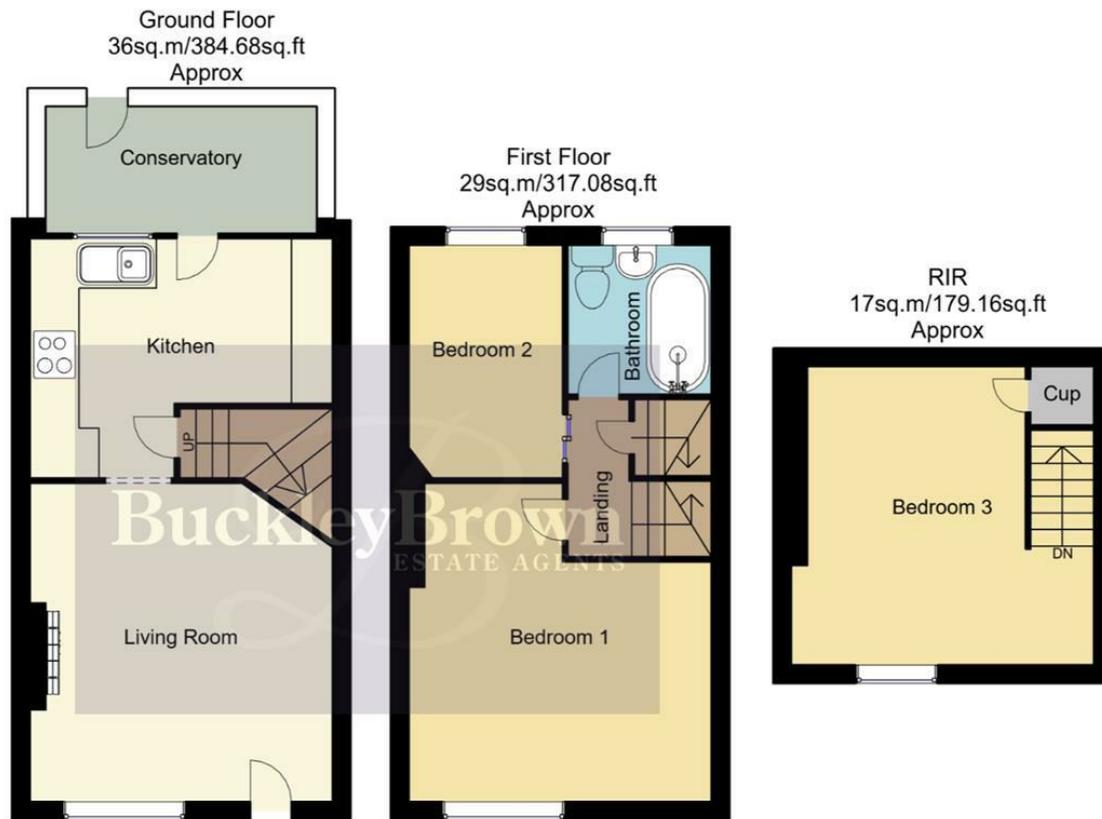
#### Room In Roof

Carpeted room in roof, renovated into a bedroom with central heating radiator and a window to the front elevation,

#### Outside

On street parking to the front and a walled front garden. To the rear is a spacious artificial lawn area and a well maintained patio area perfect for outdoor dining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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