



Portland Street, Whitwell, Worksop, Notts S80 4RJ

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Offers In The Region Of  
£175,000

PINEWOOD





# Portland Street Whitwell Worksop Notts S80 4RJ



## Offers In The Region

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**3 bedrooms**

**1 bathroom**

**2 receptions**

- Three generously sized bedrooms
- Flexible dressing room/home office
  - Located in a Conservation Area
- Two well-proportioned reception rooms
  - Modern high-gloss kitchen
  - Fully tiled shower room
  - Rear Garden & Parking
    - Freehold
  - Council Tax Band A





OFFERED WITH NO CHAIN... Nestled in the charming village of Whitwell, this delightful mid-terrace house on Portland Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,173 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each space flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features three spacious bedrooms, providing ample room for family living or accommodating guests. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and rejuvenating mornings. The single bathroom is well-appointed, catering to the needs of the household with ease.

Whitwell is known for its picturesque surroundings and community spirit, making it an ideal location for families and individuals alike. With local amenities within easy reach, residents can enjoy the convenience of shops, schools, and recreational facilities nearby.

This property presents an excellent opportunity for those seeking a comfortable home in a desirable area. Whether you are a first-time buyer or looking to invest, this mid-terrace house on Portland Street is sure to impress with its spacious interiors and charming location. Do not miss the chance to make this lovely house your new home.

#### Lounge (Front Aspect)

11'10" x 11'10" (3.61 x 3.61)

A charming lounge with a large front-facing window and an internal glazed panel allowing extra light from the landing. The room boasts neutral tones, a central heating radiator, and fitted carpet, with access through to the dining/sitting room—perfect for relaxing or entertaining.

#### Dining Room / Second Reception Room

11'10" x 15'7" (3.61 x 4.76)

Set to the rear, this flexible reception room benefits from decorative coving and double doors that open onto the rear stairwell with spindle and balustrade detailing. Additional under-stair space is ideal for occasional seating or storage. The room includes a central heating radiator, capped chimney breast, and fitted carpet.

#### Kitchen (Rear Aspect)

6'5" x 8'10" (1.96 x 2.70)

A well-fitted galley-style kitchen with high-gloss doors and drawer fronts, paired with marble-effect laminate worktops. Includes a side-facing window, space for an electric cooker, and room for a 50/50 fridge freezer. The kitchen leads to a side entrance porch with vinyl flooring, providing access to the shower room.

#### Shower Room

4'10" x 5'6" (1.48 x 1.70)

Fully tiled and equipped with a corner shower cubicle and electric shower, pedestal wash hand basin, and low flush WC. Finished with a panelled ceiling, vinyl flooring, central heating radiator, and an obscure rear window—designed for functionality and easy maintenance.

#### Primary Bedroom (Front Aspect)

11'10" x 12'8" (3.62 x 3.87)

A generously sized double bedroom currently arranged to accommodate both a double and single bed—making it ideal for guests or Airbnb use. Features include fitted carpet, central heating radiator, neutral décor with some papered detail, and original timber-framed windows that reflect the property's position within a conservation area.

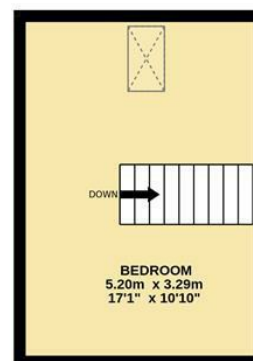
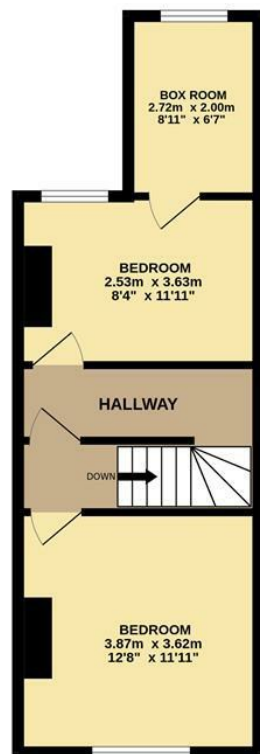




GROUND FLOOR  
37.6 sq.m. (405 sq.ft.) approx.

1ST FLOOR  
34.4 sq.m. (370 sq.ft.) approx.

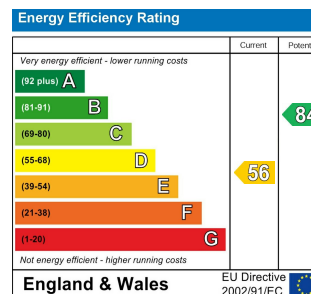
2ND FLOOR  
18.7 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA: 90.8 sq.m. (977 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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## Bedroom Two (Rear Aspect) 11'10" x 8'3" (3.63 x 2.53)

A spacious double bedroom overlooking the rear garden, finished with a mix of papered and neutral décor. Includes a central heating radiator and fitted carpet. Steps lead down into a dedicated dressing room or potential home office, complete with matching décor, a rear-facing window, fitted carpet, and radiator—ideal for flexible living.

## Bedroom Three

A versatile room suitable as a double bedroom, accessed via a central staircase. The space enjoys natural light from a rear-facing Velux window and features a neutral décor with a fitted carpet—perfect as a bedroom, studio, or quiet retreat.

## Rear Garden & Parking

The rear garden is gated and mainly laid to lawn with a raised area leading to private off-street parking—a rare benefit in this area. The garden provides a lovely outdoor space while maintaining privacy and convenience.

## 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.

## A RESERVATION AGREEMENT MAYBE AVAILABLE

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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