



Baker Street, Creswell, Worksop, South Yorkshire S80 4HH

 3  1  2  EPC C

Offers In The Region Of £85,000

PINEWOOD



**Baker Street
Creswell
Worksop
South Yorkshire
S80 4HH**

**Offers In The Region Of
£85,000**

**3 bedrooms
1 bathrooms
2 receptions**

- Freshly decorated
- Enclosed Garden
- Close to Local Amenities
- Ideal for first-time buyers
- Three spacious bedrooms
 - Gas central heating
- Virtual viewing available
- Mid terrace, built in 1880
- Two cosy reception rooms
- Freehold - Council Tax Band: A





Nestled in the charming area of Baker Street, Creswell, Worksop, this delightful mid-terrace house, built in 1880, offers a perfect blend of character and modern living. Spanning an impressive 873 square feet, this property is an ideal choice for first-time buyers or those seeking a promising investment opportunity.

The home features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The two inviting reception rooms are perfect for entertaining or relaxing, allowing for a versatile use of space. The property is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this property is the rear enclosed garden area, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. The location is particularly advantageous, as it is within easy reach of all local amenities, making daily life convenient and enjoyable.

With its pre-1914 charm and modern comforts, this mid-terrace house is a rare find in the market. A virtual viewing is available, allowing you to explore this lovely home from the comfort of your own space. For further information or to arrange a viewing, please do not hesitate to contact Pinewood Properties. This property is not to be missed!

Living Room

10'11" x 12'6" (3.32m x 3.81m)

The living room offers a cosy space featuring a charming fireplace with a marble surround and brass detailing. Natural light fills the room through a window overlooking the street, complemented by neutral walls and carpeted flooring, creating a warm and inviting atmosphere.

Dining Room

12'4" x 12'5" (3.76m x 3.78m)

The dining room provides a generous space, ideal for family meals and entertaining. It is bright and spacious, with neutral décor and carpeted flooring, and has direct access to the kitchen at the rear, making it practical for mealtimes.

Kitchen

14'11" x 7'4" (4.54m x 2.23m)

A well-arranged kitchen featuring white cabinetry with dark wood-effect worktops. It includes a freestanding cooker, stainless steel sink positioned beneath a large window overlooking the rear garden, and vinyl flooring. The kitchen benefits from ample natural light from two windows, making it a bright and practical workspace.

Bedroom 1

12'4" x 12'5" (3.77m x 3.78m)

Bedroom 1 is a spacious double room with neutral décor and carpeted flooring. It benefits from a large window allowing in plenty of light, and provides access to a potentially adjoining dressing room area, which leads through to the bathroom.

Bedroom 2

11'5" x 12'5" (3.48m x 3.79m)

Bedroom 2 is another generously proportioned double room with carpeted flooring and a window offering views to the front of the property. The room is neutrally presented, providing a calm and comfortable space.

GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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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Bathroom

5'5" x 7'3" (1.64m x 2.20m)

The bathroom features a modern design with wall panels that mimic marble, a fitted shower cubicle with an electric shower, a contemporary basin set in a vanity unit, and a close-coupled WC. A frosted window allows natural light while maintaining privacy.

Bedroom 3 / Dressing Room

9'1" x 7'4" (2.78m x 2.24m)

The bedroom dressing room is a small, versatile space adjacent to Bedroom 1. It is carpeted and painted in a muted grey tone, with a window that overlooks the garden. There is a built-in storage cupboard, making it ideal as a dressing area or small study.

OUTSIDE

To the rear of the property is a fully enclosed easily maintained garden area with raised borders with planting, an outside tap, an outside light and a gate to the rear.

GENERAL INFORMATION

EPC: C

Council Tax Band: A

Total Floor Area: 873 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

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.

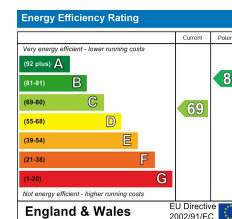
Reservation Agreement

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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