



Elmton Road, Creswell, Worksop, Nottinghamshire S80 4BJ

-  3
-  2
-  2
-  EPC

£155,000

PINWOOD



**Elmton Road
Creswell
Worksop
Nottinghamshire
S80 4BJ**



£155,000

**3 bedrooms
2 bathrooms
2 receptions**

- No Chain
- Edwardian semi-detached house
 - 3 spacious bedrooms
 - 2 reception rooms
- 1 modern bathroom & Downstairs shower room with W/C
 - Located on Elmton Road
 - Close to local amenities
 - 1,129 sq ft of space
 - Ideal family home
- Freehold - Council Tax Band: A



A delightful Edwardian semi-detached house at 162 Elmton Road offering a perfect blend of character and modern living. Spanning an impressive 1,129 square feet, this 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 comfortable home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

With its period features and spacious layout, this property is a wonderful opportunity for anyone looking to embrace the charm of Edwardian architecture while enjoying the conveniences of contemporary life. The location on Elmton Road is both peaceful and accessible, making it an ideal choice for families and professionals alike.

This semi-detached house is not just a place to live; it is a home filled with potential and warmth. Whether you are looking to settle down or invest, this property is sure to impress.

Video tour available

Contact Pinewood Properties for more information or to book a viewing

Lounge

13'6" x 10'11" (4.12m x 3.32m)

The lounge presents a welcoming space filled with natural light from a large bay window, creating a cosy spot to relax. The room features a neutral carpet and walls, a perfect front room ready to entertain guests or host the family.

Dining Room

11'10" x 14'5" (3.61m x 4.40m)

The dining room is a spacious area ideal for family meals or entertaining guests. It features a large window that allows plenty of daylight to fill the room, enhancing the bright and airy atmosphere. The room connects conveniently to the kitchen, making it practical for serving and hosting.

Kitchen

11'10" x 9'0" (3.60m x 2.75m)

The kitchen is functional and well laid out, featuring a mix of white and wood-effect cabinetry with ample work surfaces. The walls are partly tiled with decorative fruit-themed tiles for a touch of charm. It includes a sink positioned beneath a window overlooking the yard to the side of the property, allowing natural light while working. The kitchen also offers space for necessary appliances and storage, with a door leading out to the back of the property.

Shower Room

6'6" x 5'10" (1.97m x 1.78m)

The shower room on the ground floor is compact yet practical, tiled halfway up the walls with a window for ventilation. It includes a corner shower enclosure, a wall-mounted sink, and a radiator, with separate WC, all finished in neutral tones to complement the space.

Separate WC

Joined onto the shower room, this cosy WC features its own frosted glass uPVC window and low flush WC.

Hallway

The hallway provides access to the main living spaces and stairs, with a large area underneath the staircase, ideal for keeping household items neatly tucked away or converting into an office space, the possibilities are endless.

Bedroom 1

11'11" x 14'10" (3.63m x 4.53m)

Bedroom 1 is a generous double room with a large window offering pleasant views to the front. The room features a soft carpet and neutral walls, creating a restful environment. There is ample space for bedroom furniture, including wardrobes and bedside tables.

Bedroom 2

11'10" x 11'8" (3.61m x 3.56m)

Bedroom 2 is a comfortable double room brightened by a window overlooking the rear garden. It is fitted with a built-in wardrobe providing good storage, and a patterned blue carpet adds a touch of colour to the space.

Bedroom 3

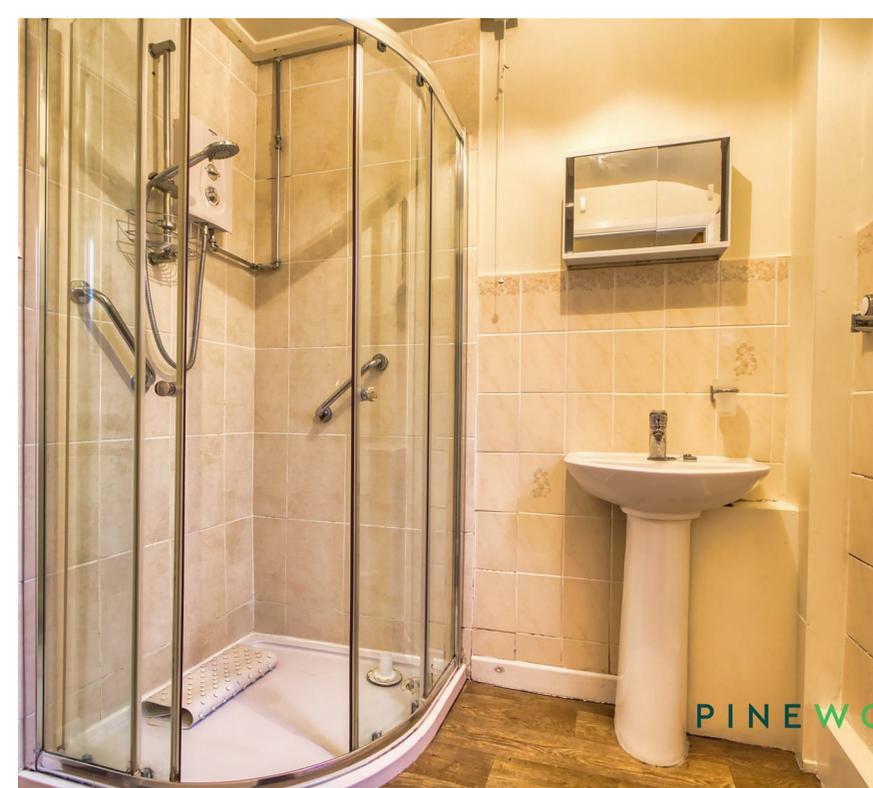
11'10" x 9'0" (3.60m x 2.75m)

Bedroom 3 is a smaller double room or a spacious single, featuring a window to the rear and built-in storage space. The neutral décor and carpet allow flexibility for various uses, from a bedroom to a home office or hobby room.

Bathroom

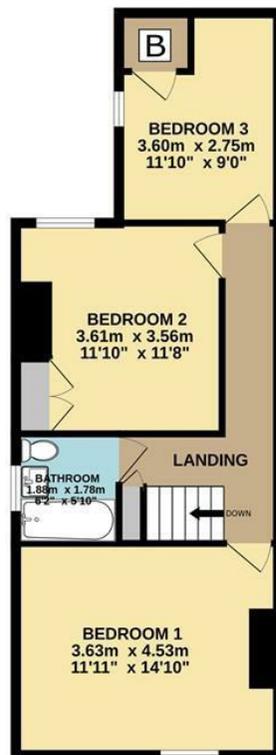
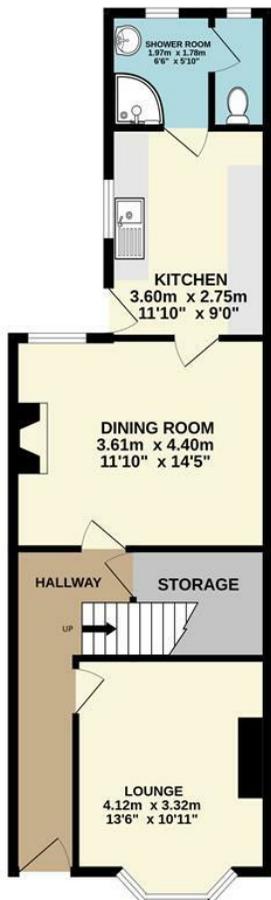
6'2" x 5'10" (1.88m x 1.78m)

The bathroom is fully tiled with neutral tones and includes a bath with hand grips, a pedestal sink, and a close-coupled WC. A frosted window allows natural light in while maintaining privacy.



GROUND FLOOR
55.0 sq.m. (593 sq.ft.) approx.

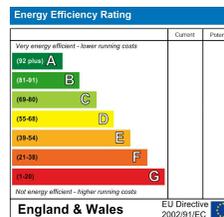
1ST FLOOR
49.9 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA: 104.9 sq.m. (1129 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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Rear Garden

The rear garden stretches out behind the property with a paved patio area leading to a lawn bordered by mature plants and enclosed with a mix of fencing and brick walls. It features a spacious grass area with a large garden shed at the far end with a walk-in greenhouse in the middle of the garden, offering a private and versatile outdoor space for relaxing or gardening.

GENERAL INFORMATION

EPC: TDC
Council Tax Band: A
Total Floor Area: 1129 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating with boiler located within bedroom 3
Includes large shed at the top of the garden

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.

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.

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