



Mount Crescent  
Warsop

**BuckleyBrown**  
ESTATE AGENTS

WHAT A LOVELY FIND!...Situated in a convenient area is this fantastic three bed semi-detached home that has been newly refurbished and wonderfully presented throughout with neutral decorated walls and great features. To the front you will find a well maintained lawn and a driveway providing off-street parking. Over to the rear you will be pleased to find a beautiful garden that is of a great size with a patio and surrounding fence. What are you waiting for? Call now to arrange a viewing!



# Mount Crescent, Warsop

## Entrance Hallway

with a central heating radiator, carpeted staircase leading the first floor and access to;

## Living Room 13'2" x 10'9" (4.03 x 3.28)

with carpet to flooring, central heating radiator and a window to the front elevation.

## Kitchen 14'6" x 9'3" (4.44 x 2.83)

complete with shaker style cupboards and units, work surface, inset sink and drainer, central heating radiator, laminate flooring and a window to the rear elevation.

## Utility 4'3" x 9'3" (1.30 x 2.83)

with cupboards for additional storage and work surface.

## Landing

with carpet to flooring, cupboard for additional storage and access to;

## Bedroom One 10'6" x 10'9" (3.22 x 3.29)

with carpet to flooring, central heating radiator, cupboard for additional storage and a window to the front elevation.

## Bedroom Two 10'9" x 7'4" (3.30 x 2.25)

with carpet to flooring, central hearing radiator and a window to the rear elevation.

## Bedroom Three 8'3" x 4'10" (2.54 x 1.48)

with carpet to flooring, fitted wardrobe and a window to the rear elevation.

## Bathroom 5'2" x 4'3" (1.58 x 1.30)

complete with a bath and shower above, wash hand basin and an opaque window to the rear elevation.

## WC 2'2" x 4'3" (0.68 x 1.30)

complete with a low flush WC and an opaque window to the side elevation.

## Outside

To the front there is a well maintained lawn, surrounding mature shrubs and a driveway providing off-street parking. To the rear there is a patio area and lawn.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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