



## 170 ELMTON ROAD WORKSOP, S80 4BJ

£125,000  
FREEHOLD

Guide Price £125,000 - £135,000

This property is in need of modernisation but will make someone a lovely home. It is situated in the heart of Creswell amongst similar properties. It is situated close to local amenities including schools, shops and public transport facilities including the railway station. Briefly comprising of two reception rooms, kitchen with a comprehensive range of wall and base units and porch. To the first floor are three bedrooms and family bathroom with four piece suite. To the front of the property is a courtyard area and to the rear is a courtyard, workshop, storage and further garden area beyond. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
Jacob

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# 170 ELMTON ROAD

## Lounge

With door leading into the front room, having fire surround housing the gas fire, laminate flooring and central heating radiator.

## Dining Room

With gas fire, window to the side, stairs rising to the first floor accommodation, central heating radiator and useful understairs cupboard.

## Kitchen

With a comprehensive range of wall and base units with work surfaces over. There is a one and a half bowl stainless steel sink unit, patio doors to the rear and two windows to the side. Tiled floor.

## Porch

A door from the kitchen leads into the porch. There is a further door giving access to the rear garden.

## First Floor Landing

Stairs rise to the first floor accommodation.

## Bedroom One

With window overlooking the front. Central heating radiator.

## Bedroom Two

With window overlooking the rear, boiler and having central heating radiator.

## Bedroom Three

With window to the side and central heating radiator.

## Family Bathroom

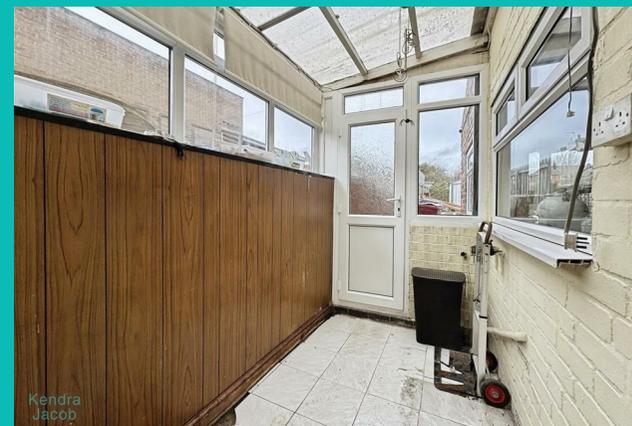
With shower cubicle, panelled bath, low flush WC and wash hand basin. Fully tiled walls. Two windows and heated towel rail.

## Outside

To the front of the property is a gate leading onto the courtyard area. To the rear is a further courtyard, workshop/storage and further garden area beyond. Fully enclosed to the rear.



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ADDITIONAL INFORMATION

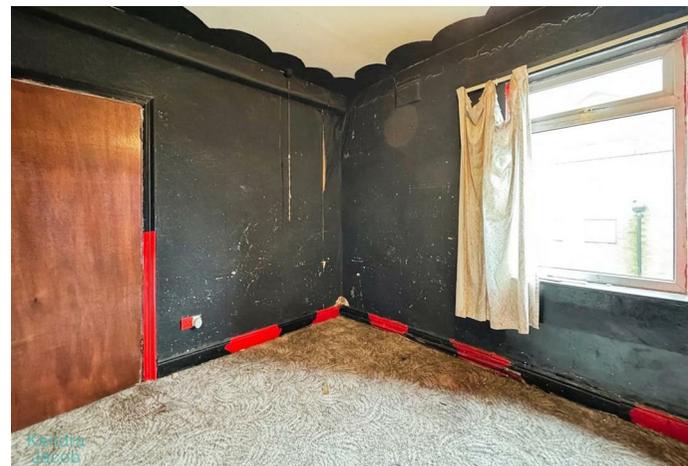
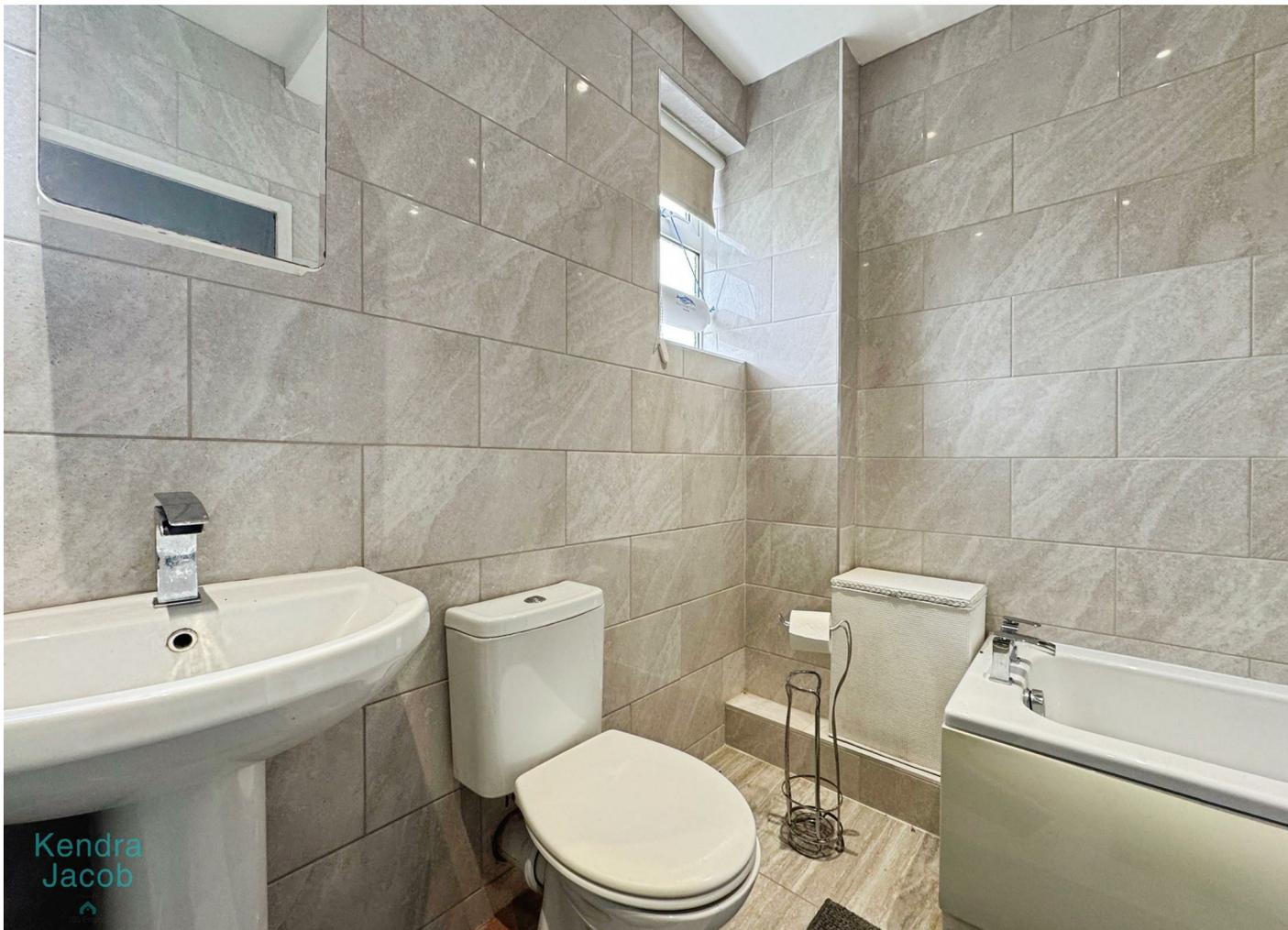
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1275.20 sq ft

Tenure – Freehold





Total area: approx. 118.5 sq. metres (1275.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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