



## **25 Heritage Street, Creswell, Worksop Nottinghamshire S80 4WN**

**Price guide £200,000**

GUIDE PRICE £200,000 - £210,000

Nestled on the charming Heritage Street in Worksop, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Spanning an impressive 861 square feet, the layout of the home is both practical and inviting. The living areas are designed to create a warm atmosphere, perfect for entertaining guests or enjoying quiet family time. The kitchen is functional and well-equipped, making meal preparation a pleasure.

Outside, the rear garden has just re-laid the turf, making it look fresh.

Heritage Street is a lovely location, offering a sense of community while being close to local amenities, schools, and parks. This home is not just a place to live; it is a place to create lasting memories. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this semi-detached house is a wonderful opportunity not to be missed.

- Semi Detached House
- Three Bedrooms
- Downstairs W/C
- Openplan Kitchen Living Room
- Off Road Parking
- Perfect For FTB/Investor
- With Bi-Folds Onto Garden
- 
- Viewings Advised
- 
- 

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## Ground Floor

### Entrance Hall

"A composite front door opens into the entrance hall, which features a tiled floor and provides access to the downstairs WC, as well as a door leading into the open-plan kitchen/living room.

### Downstairs W/C

The downstairs WC is fitted with a low flush toilet, a pedestal sink, tiled flooring, and an obscure uPVC window to the front elevation for added privacy.

### Openplan Kitchen/Living Room

The open-plan living room features stylish tiled flooring, bifold doors that open onto the rear garden, and a useful storage cupboard with power, currently housing the tumble dryer; The kitchen area is fitted with contrasting wall and base units, soon to be completed with a granite worktop, and includes integrated appliances such as a fridge/freezer, microwave, electric fan oven, ceramic hob, and a composite sink and drainer, all finished with a tiled floor, stairs to the first floor.

## First Floor

### Master Bedroom

The master bedroom features a uPVC window overlooking the front elevation, allowing for plenty of natural light.

### Bedroom Two

Bedroom two is also a double, featuring a uPVC window overlooking the rear elevation.

### Bedroom Three

Bedroom three is currently being used as an office and benefits from a uPVC window overlooking the rear elevation

### Family Bathroom

The bathroom features an obscure uPVC window overlooking the front elevation and is fitted with a three-piece suite comprising an enclosed bath with a glass shower screen and shower over, a pedestal sink, and a low flush WC.

## Outside

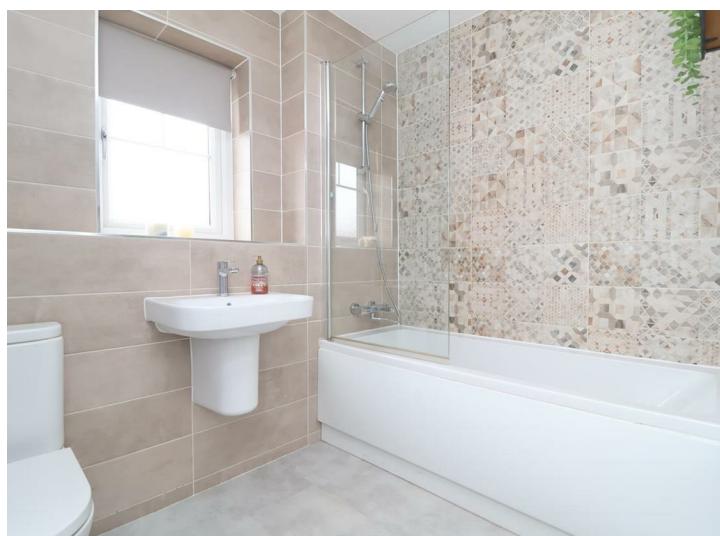
### Rear Garden

The rear garden features a large patio area and newly laid turf, is fully enclosed for privacy, and includes a wooden shed which is included in the sale. There is also an outdoor electric socket, a water tap, and gated access to the front of the property via a side gate.

### Front Elevation

The front elevation offers a driveway providing parking for two cars and features attractive planting above the kitchen window, giving the property a welcoming and inviting appearance.

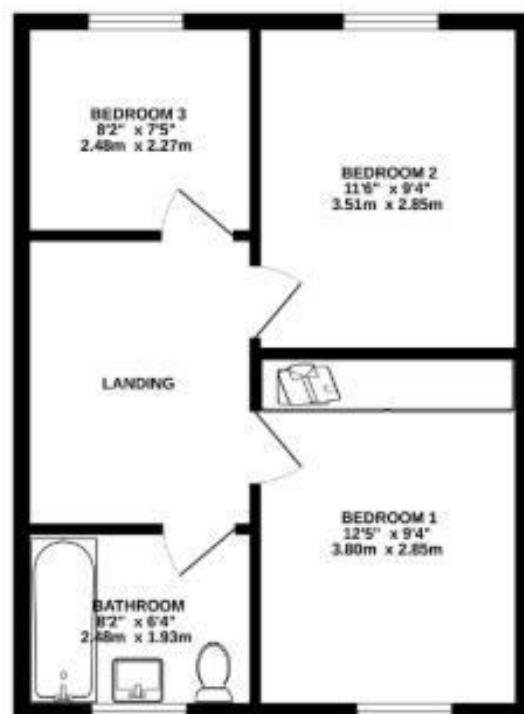




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GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) 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 is given as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		84	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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