



16 Colliery Way, Creswell

£200,000 Freehold

Charming 3-bed, 2-bath home in Creswell with 2 reception rooms, parking for 3 cars, and 740 sq ft of living space. Close to amenities and transport. Ideal for families or investors.

Council Tax band: C

Tenure: Freehold

Nestled in the charming area of Creswell, Worksop, this delightful property on Colliery Way offers a perfect blend of comfort and convenience. Spanning an inviting 740 square feet, this home features two spacious reception rooms, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The layout is thoughtfully designed to maximise both functionality and comfort, making it an excellent choice for modern living.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area. This added convenience is sure to appeal to families or individuals with multiple cars.

Whether you are looking for a family home or a property with potential for investment, this residence on Colliery Way is a wonderful opportunity. Its location in Creswell offers a friendly community atmosphere, with local amenities and transport links within easy reach. Do not miss the chance to make this charming property your new home.





Entrance Hall

WC

Lounge

14' 7" x 14' 7" (4.45m x 4.45m)

A bright and welcoming space featuring a large UPVC window, neutral décor, fitted carpet, a central heating radiator, and a handy under-stairs storage cupboard.

Kitchen / Dining Area

14' 7" x 9' 6" (4.45m x 2.90m)

A modern kitchen with marble-style laminate worktops with an integrated sink and drainer. Four-ring hob and under-counter space for a dishwasher and washing machine. Laminate flooring throughout and a spacious dining area with double patio doors leading to the rear garden.

Bedroom 1

8' 2" x 12' 11" (2.50m x 3.93m)

A comfortable double bedroom with a UPVC window, central heating radiator, and fitted carpet.

Bedroom 2

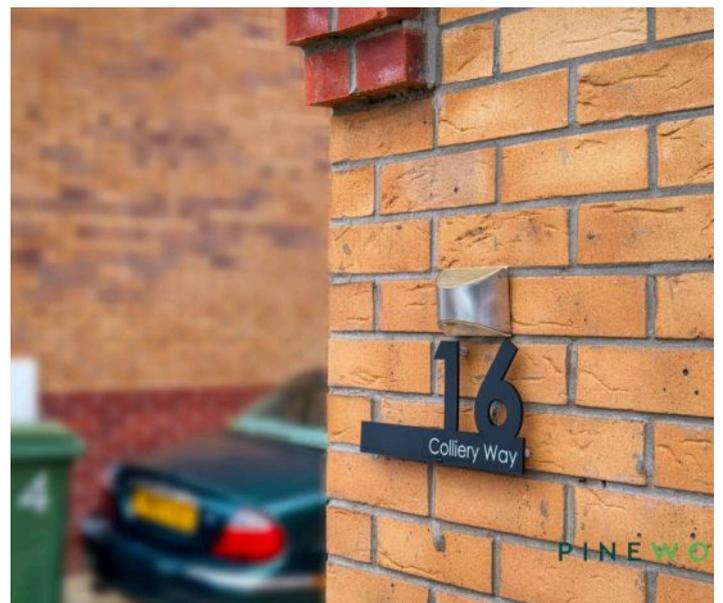
8' 2" x 11' 4" (2.50m x 3.46m)

Another spacious room with a UPVC window, central heating radiator, and fitted carpet.

Bedroom 3

6' 2" x 8' 2" (1.88m x 2.48m)

Ideal as a guest room, nursery, or home office, with a UPVC window, central heating radiator, and fitted carpet.





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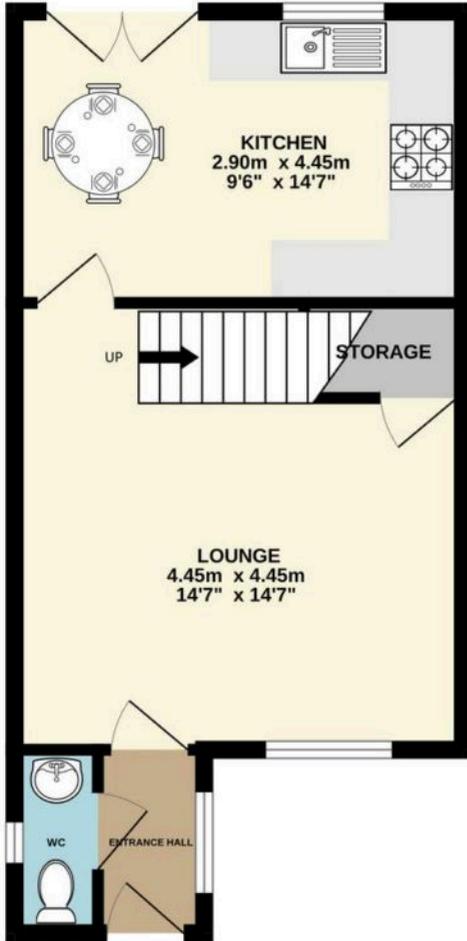
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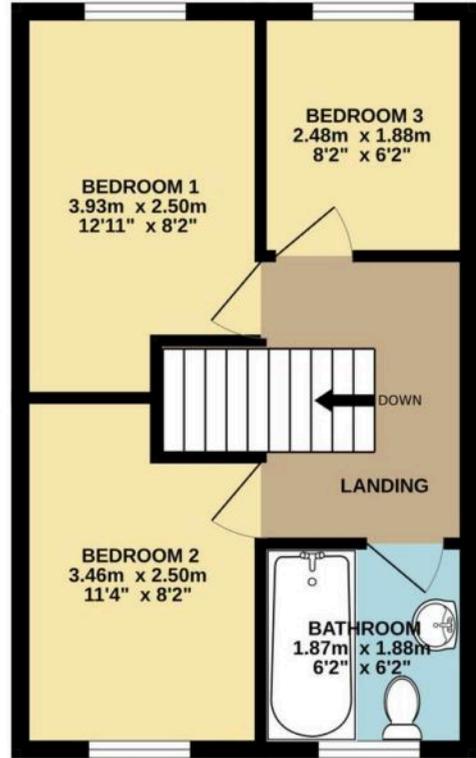
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GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 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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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

