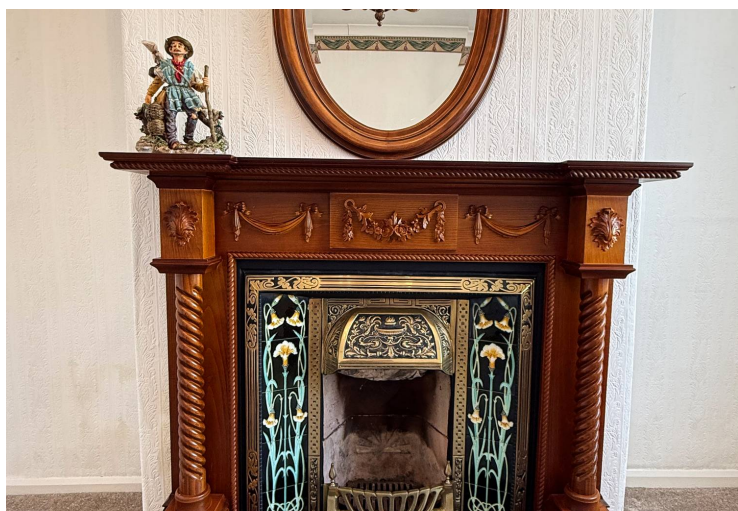




71 Duke Street, Creswell

£80,000 Freehold

Charming three-bedroom end terrace with two reception rooms, period features, modern kitchen, utility, low-maintenance garden, off-road parking, and a stylish bathroom. Book your viewing today.

Council Tax band: B | Tenure: Freehold | EPC: F

Welcome to this delightful three-bedroom, one-bathroom end of terrace house, where character and practicality combine to create a truly inviting home. The property boasts two spacious reception rooms, both enhanced by ornate fireplaces, decorative wall mouldings, and large windows that flood the spaces with natural light. The bright kitchen offers ample countertop space for meal prep, complemented by a tiled backsplash and standalone cooker, while the utility room provides added convenience with a washing machine and extra storage. Upstairs, each bedroom features generous windows, built-in storage, and charming period details, offering comfort and flexibility for families or professionals alike.

Enjoy outdoor living with a lovely low maintenance garden that includes a garden store outbuilding - perfect for relaxing, entertaining, or gardening. The mature front garden and classic red-brick facade add kerb appeal, while off-road parking ensures every-day convenience. Traditional features such as vintage carpets, textured wallpapers, and elegant period light fixtures give the home a unique, timeless charm. The well-appointed bathroom boasts modern fixtures and a full-size bath with overhead shower. This home offers a wonderful blend of period character and practical living - ideal for those seeking comfort and charm. Don't miss the chance to view this unique property - book your viewing today!





Lounge

11' 11" x 11' 10" (3.62m x 3.61m)

A welcoming and well-proportioned lounge situated to the front of the property, enjoying excellent natural light from a UPVC double-glazed window, complete with fitted blinds and curtains, alongside a UPVC entrance door. The room is tastefully presented in neutral décor with painted and papered walls, enhanced by attractive decorative coving and an elegant ceiling rose.

Dining Room

12' 11" x 11' 11" (3.93m x 3.62m)

A beautifully presented and generously proportioned reception room offering an abundance of natural light through a rear-facing window. The elegant living space provides ample room for both comfortable seating and formal dining, complemented by neutral décor and attractive flooring, creating a warm and inviting atmosphere ideal for both everyday living and entertaining.

Kitchen

8' 7" x 7' 1" (2.61m x 2.16m)

A well-appointed fitted kitchen featuring a comprehensive range of contemporary wall and base units with complementary work surfaces. Integrated appliances, ample storage and generous preparation space make this an ideal environment for modern family living, with direct access to the rear garden where applicable.

Utility Room

7' 1" x 3' 8" (2.16m x 1.13m)

Conveniently positioned adjacent to the kitchen, the





Bedroom 1

12' 6" x 11' 10" (3.81m x 3.61m)

A spacious and tranquil principal bedroom enjoying excellent natural light and ample space for freestanding furniture. Finished in neutral tones, the room provides a comfortable retreat and benefits from pleasant outlooks over the surrounding area.

Bedroom 2

11' 2" x 10' 9" (3.41m x 3.28m)

A generously proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook through a UPVC double-glazed window. The room is presented in neutral painted and papered décor, creating a bright and versatile space ready to personalise. Further benefits include a central heating radiator and fitted carpet, making this a comfortable and inviting bedroom suitable for family members or guests.



Bedroom 3

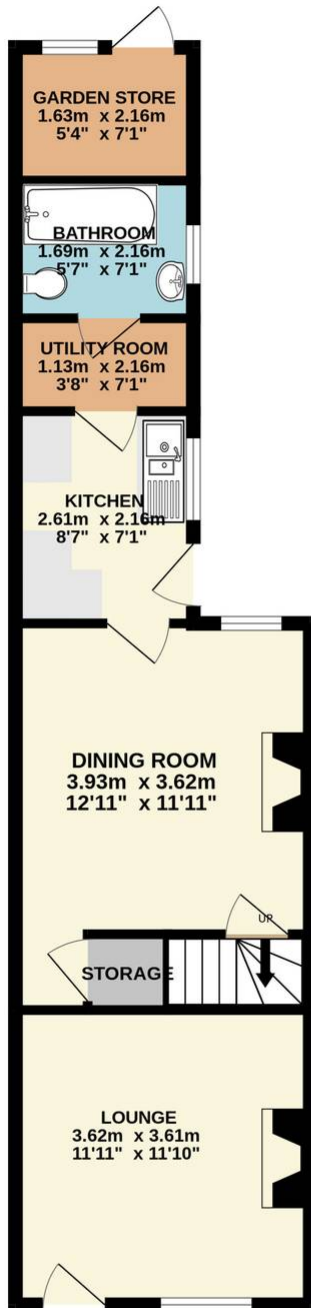
12' 6" x 6' 9" (3.82m x 2.07m)

A versatile third bedroom positioned to the rear of the property and accessed via Bedroom Two. Offering flexibility to suit a variety of needs, this room would make an ideal nursery, cot room, dressing room or home office. Enjoying a rear aspect, it provides a practical and adaptable space that can easily be tailored to complement the requirements of the new owner.

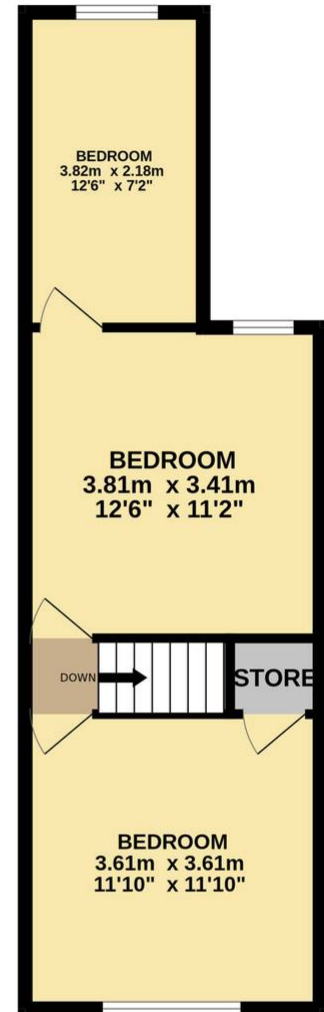




GROUND FLOOR
44.4 sq.m. (477 sq.ft.) approx.



1ST FLOOR
38.6 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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