





87 Welbeck Street, Creswell

£65,000 Freehold

Starting bid £65,000. Two bedroom terraced house on Welbeck Street with spacious reception, kitchen, bathroom, and good location. Auction sale. Video tour available. Call Pinewood Properties.

Council Tax band: A | Tenure: Freehold | EPC: D

STARTING BID £65,000

A great opportunity on Welbeck Street with this terraced house offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, investors, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a functional bathroom, ensuring all essential amenities are readily available. The kitchen complements the living space, providing a practical area for meal preparation and dining.

Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquillity and accessibility. The surrounding area offers a variety of parks and recreational spaces, ideal for outdoor activities and leisurely strolls.

This charming terrace house on Welbeck Street presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its appealing features and prime location, it is certainly worth considering for your next home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Reception Room
13' 3" x 11' 11" (4.04m x 3.63m)
This welcoming reception room features a neutral carpet and white walls, creating a bright and airy atmosphere. The room includes a traditional-style fireplace with a mantel, providing a cosy focal point. A front-facing window allows natural light to fill the space, and a doorway connects directly to the kitchen/diner for easy flow between living and dining areas.



Kitchen/Diner
12' 10" x 11' 11" (3.92m x 3.63m)
The kitchen/diner offers a practical and functional space, fitted with white cabinetry along one wall and a stainless steel sink. The flooring is a modern, grey-toned laminate which contrasts nicely with the white walls and ceiling. A staircase rises from the kitchen/diner, and a door leads to the storm porch at the rear. The room benefits from a window above the sink and additional natural light from a door and window at the rear of the property.



Bathroom
5' 4" x 7' 7" (1.62m x 2.30m)
This bathroom features a three-piece suite including a toilet, pedestal basin and a panelled bath with a shower attachment. The walls are tiled halfway and above in a combination of cream and black tiles with decorative trim, adding contrast and character. The room benefits from a frosted window to the rear, bringing in natural light while maintaining privacy.

Bedroom 1
13' 3" x 12' 1" (4.05m x 3.69m)







Bedroom 1
13' 3" x 12' 1" (4.05m x 3.69m)
Bedroom 1 is a generous double room with a front-facing window that lets in plenty of daylight. The neutral carpet and white walls provide a blank canvas to personalise the space. The room features a chimney breast which adds architectural interest and character.

Bedroom 2
9' 11" x 8' 10" (3.02m x 2.68m)
Bedroom 2 offers a comfortable space with a rear-facing window overlooking the garden. The neutral decor continues here with white walls and a grey carpet, creating a calm and restful environment. There is also a small storage cupboard located near the stairs, providing useful extra space.

Rear Garden
The rear garden is of moderate size and is enclosed by fencing with space for potentially 2-3 cars for parking.


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GROUND FLOOR
37.8 sq.m. (407 sq.ft.) approx.

1ST FLOOR
25.5 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (681 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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If you would like more info or to view the full listing then please visit our website at pinewoodproperties.co.uk or give us a call on 01246 810519.