



## 21 Model View, Creswell, Worksop, S80 4EP

- TWO BED STARTER HOME
- DRIVEWAY PARKING
- SUPERBLY PRESENTED
- VILLAGE LOCATION
- NO CHAIN
- GARAGE
- MODERN THROUGHOUT
- MUST BE VIEWED

Offers Around £155,000

**HUNTERS®**  
HERE TO GET *you* THERE

Located in the very up & coming area of Cresswell - this delightful, TWO BEDROOM WITH GARAGE, starter home is located on the outskirts of a brand new estate in the heart of the village.

**\*OFFERED WITH NO CHAIN\***

Cresswell offers great commuter access to Sheffield, Nottingham, Chesterfield and Worksop - with relatively easy access to M1 & A1 junctions.

Cresswell also benefits from a new Community Centre coming soon.

The modern low running cost property has an EPC rating of B.

The property has been lovingly looked after since built by the current owner and benefits from not only a pleasant outlook - but also a delightful landscaped garden to the rear.

Internally the property offers an entrance hall, Lounge and modern Kitchen Diner with integrated appliances & doors open onto the delightful garden with patio area.

On the first floor are two bedrooms & the modern bathroom.

There is side access to the garage from the garden & also additional hard standing vehicular space in front of the garage.

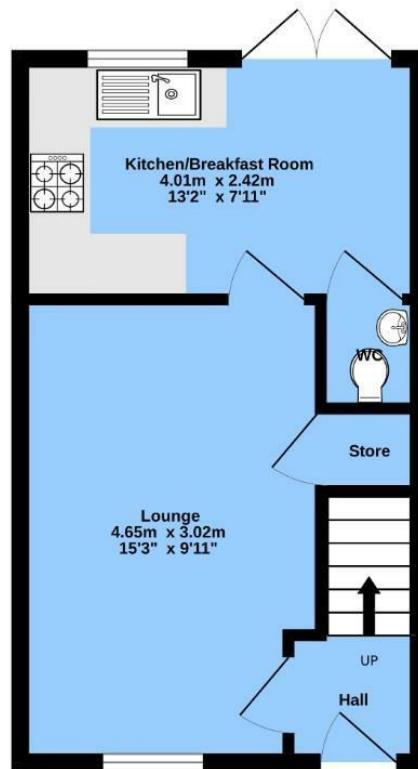
Gas central heating & uPVC double glazed.

**BOOK YOUR VIEWING NOW - CALL HUNTERS - PHONES ANSWERED 24/7!**

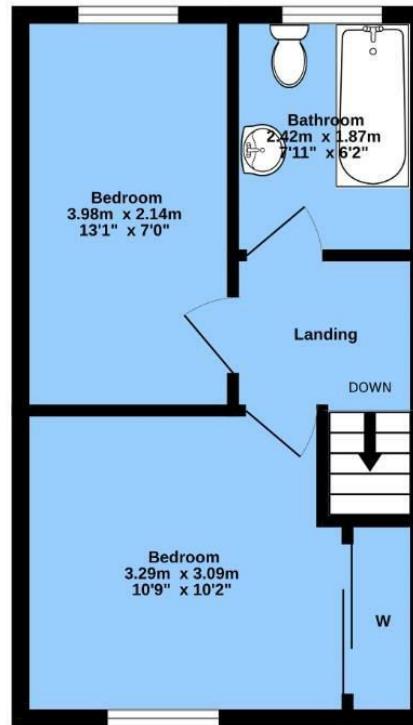




GROUND FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



1ST FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA : 56.7 sq.m. (610 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>