

# BURGIN ATKINSON

& C O M P A N Y



## 18 Whitaker Close

, Retford, DN22 7QH

**£180,000**



THREE BEDROOM SEMI DETACHED HOME - IDEAL LOCATION CLOSE TO AMENITIES - SPACIOUS OPEN PLAN LOUNGE DINER - AMPLE OFF STREET PARKING AND SINGLE GARAGE - ENCLOSED REAR GARDEN - COUNCIL TAX: A - EPC: D



## Description

This very well presented property is located on Whitaker Close, Retford. Whitaker Close is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this accommodation briefly comprises of: the entrance hallway, an open plan lounge diner with a bay window to the front aspect and a spacious a spacious kitchen offering access to the rear garden. To the first floor, you will find two double bedrooms with additional built in storage and a third smaller bedroom. The main three piece suite family bathroom offers tiled walls, a bath with electrics fitted for an over head shower, hand wash basin and w/c.

Externally, the enclosed rear garden is mostly laid to lawn with a brick built outbuilding providing extra storage. To the front, the tarmac driveway and stoned area provides ample parking and access to the single garage.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer.

**Living Room 13'9" x 13'5" (4.20 x 4.10)**

**Dining Room 10'1" x 8'9" (3.09 x 2.68 )**

**Kitchen 8'7" x 11'7" (2.64 x 3.54)**

**Bedroom One 10'11" x 10'11" (3.34 x 3.35 )**

**Bedroom Two 8'3" x 12'3" (2.52 x 3.74)**

**Bedroom Three 7'2" x 9'3" (2.20 x 2.84)**

**Main Bathroom 4'9" x 8'3" (1.47 x 2.53)**

**Garage 18'11" x 9'2" (5.78 x 2.81)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A.

**Services:** Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

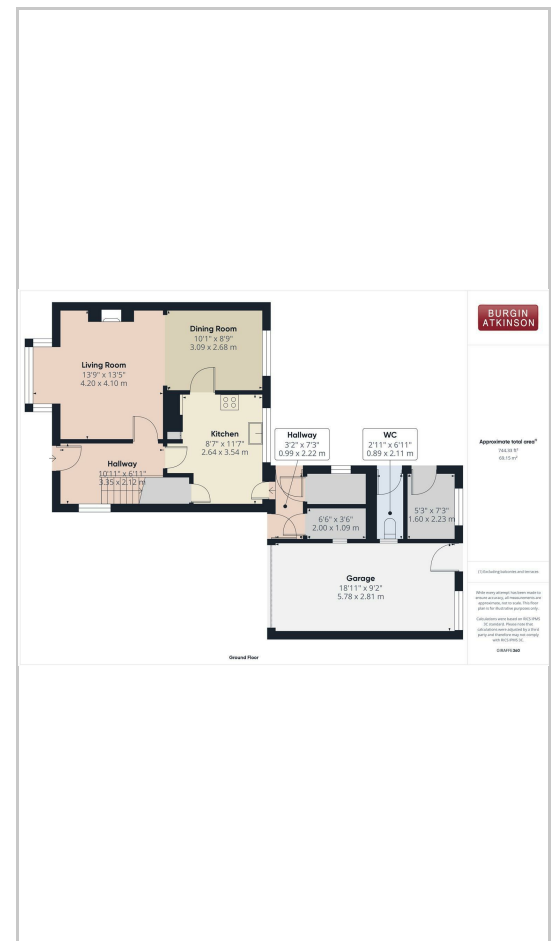
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**General:** Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

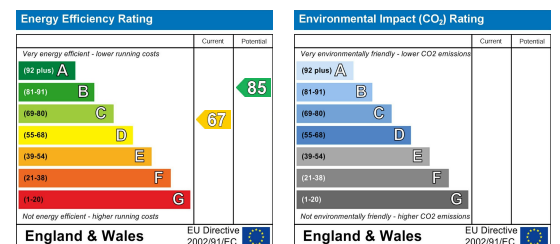
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.