

FIVE STAR

P R O P E R T Y



22 Tunnel Road

, Retford, DN22 7TA

Price £120,000



WELL APPOINTED MID TERRACE PROPERTY - 2 RECEPTION ROOMS - 2 DOUBLE BEDROOMS - 2 BATHROOMS - MODERN FITTED KITCHEN - GAS CENTRAL HEATING - DOUBLE GLAZING - REAR GARDEN - COSMETIC UPDATING REQUIRED - CLOSE TO AMENITIES & SERVICES - NO UPWARD CHAIN - CONTACT US FOR VIEWINGS.



Entrance

The glazed upvc entrance door that is accessed via a shared passage to the side of the property and opens into the:

Entrance Hall 3'4" x 2'7" (1.02 x 0.79)

Having stairs to the first floor accommodation, door into the dining room and into the:

Lounge 13'6" into bay x 12'10" (4.11 into bay x 3.91)

With a front facing bay window, fireplace with electric fire set within, electric meter and consumer unit and a radiator

Dining Room 12'10" x 11'4" (3.91 x 3.45)

Having a window to the rear, under stairs cupboard, gas fire set upon a tiled hearth, built in cupboard and a radiator.

Kitchen 11'8" x 7'6" (3.56 x 2.29)

Modern fitted kitchen with a range of wall and base units, complementary worktops and tiled splash backs over, stainless steel sink and drainer, electric double oven, fridge and freezer and gas hob with extractor hood over. Side facing window, access door and radiator.

Utility Room 6'8" x 6'2" (2.03 x 1.88)

With matching units and worktops from the kitchen, space and plumbing for a range of white goods. Wall mounted gas fired central heating boiler, radiator and side facing window.

Shower Room 6'11" x 5'3" (2.11 x 1.60)

This modern shower room has a walk in shower with mains fed shower, low flush WC, wash hand basin set with in a vanity unit, fully tiled, side facing window, extractor fan, vanity mirror with lighting and wall mounted electric heater.

First Floor Landing

Having access to the principle first floor accommodation.

Master Bedroom 14'8" x 11'4" (4.47 x 3.45)

With a front facing window, built in cupboard and a radiator.

Bedroom Two 11'6" x 11'5" (3.51 x 3.48)

Having a window to the rear and a radiator.

Bathroom 12'10" x 7'3" (3.91 x 2.21)

Comprising of a four piece suite which includes a walk in shower enclosure with mains fed shower, corner bath, low flush WC and pedestal wash hand basin. Tiled walls, radiator, built in airing cupboard with hot water cylinder and a rear facing window.

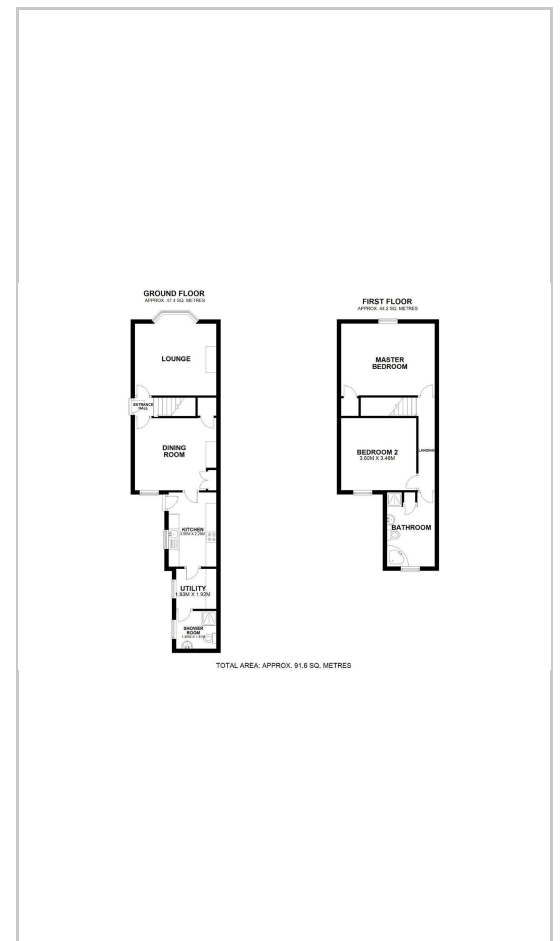
Outside

The property has an enclosed garden to the front, rear yard with covered storage area, electricity and water supply and a gate to the rear leading to an access pathway and then onto the away rear garden that is laid to lawn enclosed to the perimeter. The rear garden has a space for a garden shed.

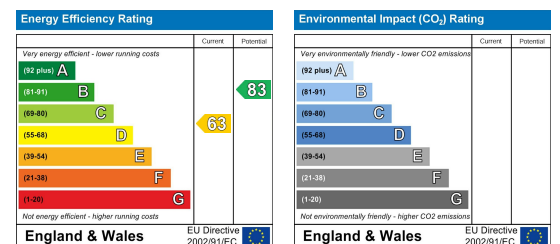
Area Map



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.