

# BURGIN ATKINSON

& C O M P A N Y



## 24 Northfield Way

, Retford, DN22 7LJ

**£140,000**



2 BEDROOM MID TERRACED HOME - IMPROVED KITCHEN + BATHROOM - GROUND FLOOR W/C - SPACIOUS BEDROOMS - LARGE FRONT + REAR GARDEN - IDEAL LOCATION - IDEAL FIRST TIME PURCHASE OR INVESTMENT - COUNCIL TAX BAND : A



## Description

This very well presented property is located in Hallcroft, Retford. Hallcroft 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 property offers a spacious living room which features a large window allowing plenty of natural light through. The kitchen offers recently fitted laminate flooring and tiled splashback throughout. Also to the ground floor is a w/c with handwash basin.

To the first floor, you will find two spacious double bedrooms. The main bathroom hosts a bath with overhead shower, hand wash basin with a w/c and tiles walls and flooring.

Externally, the commodious rear garden is mostly laid to lawn with a large patio area and path leading to the rear of the plot. There is also a greenhouse and wooden shed. To the front of the property is a front garden which is mostly laid to lawn which can be converted into parking spaces.

To book a viewing today, give us a call on 01777 712611.

**Living/Dining Room 13'6" x 14'9" (4.13 x 4.51)**

**Kitchen 10'6" x 9'1" (3.22 x 2.79)**

**W/C 2'9" x 4'9" (0.84 x 1.45)**

**Bedroom One 13'6" x 11'9" (4.12 x 3.60)**

**Bedroom Two 9'1" x 12'6" (2.78 x 3.82)**

**Bathroom 7'6" x 5'7" (2.30 x 1.71)**

## 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 gas fired 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.

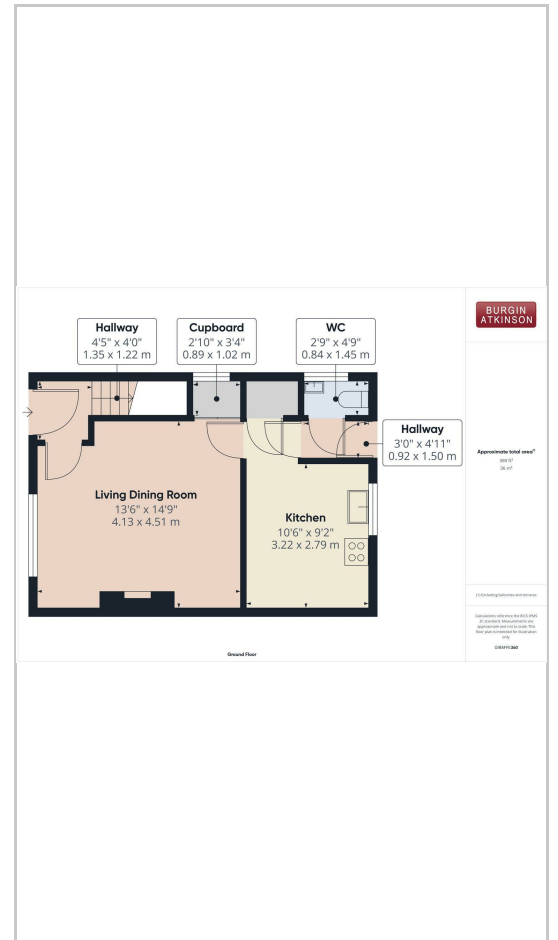
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

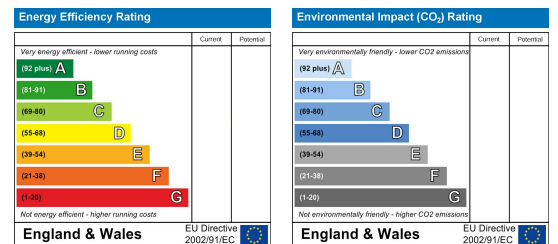
## Area Map



## 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.