

# BURGIN ATKINSON

& C O M P A N Y



## 90 Armstrong Road

, Retford, DN22 6QY

**Offers Around £150,000**



3 BEDROOM MID TERRACE HOME - SPREAD ACROSS THREE FLOORS - WELL PRESENTED THROUGHOUT - WITHIN CLOSE PROXIMITY TO AMENITIES - OFF STREET PARKING AND INTEGRAL SINGLE GARAGE - EPC TBC



## Description

A particularly well located property with nearby countryside walks and Chesterfield Canal on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

Internally, this property is set over three floors and begins in the welcoming entrance hall which leads you to a ground floor w/c and a separate utility room. The first floor boasts a spacious lounge dining area which allows an abundance of natural light through. The kitchen is modernised and adjacent to the kitchen is a balcony. To the second floor, you will find three well presented bedrooms and the main family bathroom that features a bath with overhead rainfall shower, hand wash basin and w/c.

Externally, the property offers a driveway to the front of the property and a lawned garden area with a gate down the side of the house providing access to the rear. The rear garden is mostly laid to lawn and features a raised decking area.

To view this property, please give us a call on 01777 712611.

**Entrance Hall 16'7" x 9'1" (5.07 x 2.77)**

**Utility Room 7'9" x 5'9" (2.37 x 1.77)**

**Ground Floor W/C 7'8" x 2'6" (2.36 x 0.77)**

**Lounge Diner 22'5" x 10'7" (6.84 x 3.25)**

**Kitchen 10'8" x 9'0" (3.27 x 2.76)**

**Bedroom One 11'2" x 10'7" (3.42 x 3.24)**

**Bedroom Two 11'0" x 10'7" (3.36 x 3.23)**

**Bedroom Three 10'7" x 9'1" (3.25 x 2.78)**

**Family Bathroom 5'7" x 9'0" (1.71 x 2.76)**

**Balcony 7'3" x 9'0" (2.21 x 2.75)**

**Garage 15'11" x 8'1" (4.87 x 2.48)**

**External Work Room 5'7" x 7'7" (1.72 x 2.33)**

## General Remarks & Stipulations

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

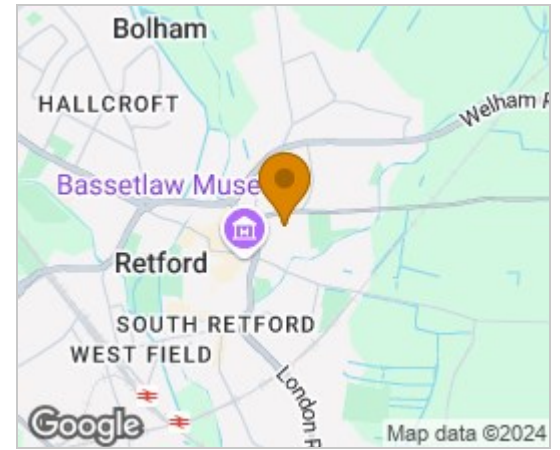
**Services:** Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising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

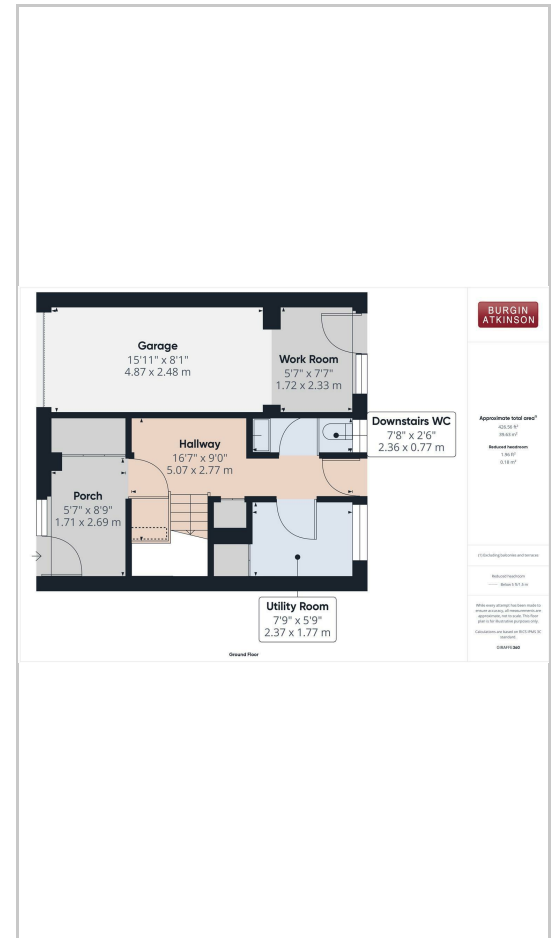
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

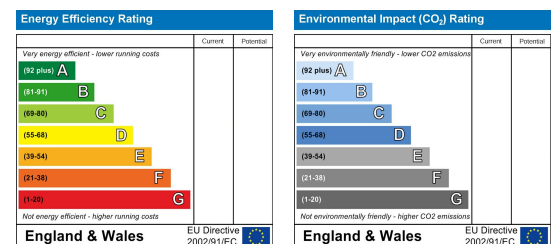
## Area Map



## 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.