

BURGIN ATKINSON

& C O M P A N Y



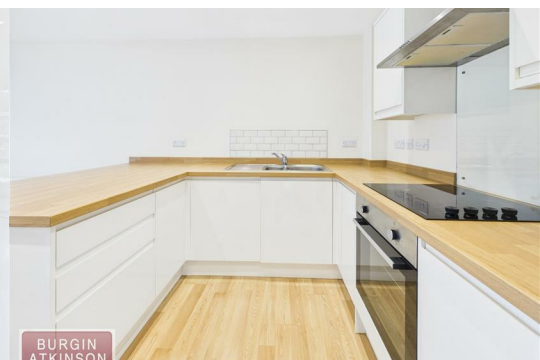
97 Moorgate

, Retford, DN22 6RR

£185,000



GORGEOUS TOWNHOUSE PROPERTY SET OVER THREE FLOORS- NO ONWARD CHAIN - MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES - SPACIOUS LOUNGE - PERFECTLY PRESENTED THROUGHOUT - 2 ALLOCATED PARKING SPACES - IDEAL LOCATION - EPC - B



Description

This exceptionally presented mid townhouse home lies on Moorgate, Retford. A particularly well located property within walking distance to Retford Town Centre which boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. 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.

To the ground floor of this property is the modern kitchen diner which is fitted with an integrated; fridge freezer, dishwasher, oven and electric hob with extractor above. The dining area has double patio doors that lead out into the enclosed rear garden. The main, front entrance leads you to the first floor where you will find the spacious living room, a utility room fitted with a sink and washer/dryer, a separate w/c and a roomy storage cupboard. To the second floor is the Primary bedroom which offers integral storage and a second double bedroom. The main bathroom is modern and hosts a bath with overhead shower, hand wash basin and w/c.

Externally, the rear garden is fitted with artificial grass and features a patio area and a path leading to the rear of the plot where you will find a gate that provides access to the two allocated parking spaces. To the front of the property is a gate and a few steps which lead you to the main entrance of the property.

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

Kitchen Diner 12'0" x 17'5" (3.67 x 5.32)

Living Room 12'0" x 14'4" (3.67 x 4.37)

Utility Room 4'2" x 6'9" (1.29 x 2.08)

W/C 3'1" x 6'8" (0.96 x 2.05)

Bedroom One 12'1" x 10'2" (3.69 x 3.10)

Bedroom Two 12'1" x 6'10" (3.69 x 2.09)

Bathroom 5'6" x 3'10" (1.70 x 1.17)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

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 an 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.

Parking: 2 Allocated Parking spaces to the rear of the property, accessed via Bolham Lane.

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.

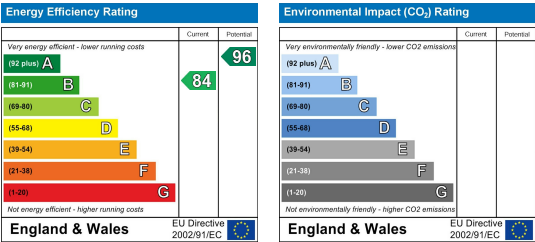
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.