

BURGIN ATKINSON

& C O M P A N Y



166 Moorgate

, Retford, DN22 6TJ

Asking Price £225,000



3 BEDROOM SEMI DETACHED HOME - APPROX 1/8TH ACRE PLOT - EXCELLENT LOCATION - BEAUTIFULLY PRESENTED THROUGH OUT - TASTEFUL AND MODERINSED FINISH - TWO RECEPTION ROOMS AND CONSERVATORY - OFF STREET PARKING TO REAR - DOUBLE DETACHED GARAGE - FREEHOLD



Description

This semi detached home lies on the corner of Moorgate and Lidget Lane in Retford with a plot measuring approximately 1/8th of an acre. Retford town centre is just a short walk which includes a wide range of amenities to suit all individuals.

Presented to an excellent standard throughout, the property features three bedrooms, a family bathroom, a modernised kitchen with pantry as well as two reception rooms and conservatory.

Lawned gardens to the front, left and rear aspects which is well maintained and compliments the size of the plot. As well as a double detached garage there is also parking spaces for two cars to the rear of the property.

Viewings are advised for this property to appreciate the spacious yet homely feel and size of the plot.

Kitchen 12'9" x 6'9" (3.90 x 2.06)

Dining Room 12'9" x 10'11" (3.91 x 3.35)

Lounge Area 14'2" x 10'11" (4.33 x 3.35)

Conservatory 8'9" x 12'0" (2.68 x 3.67)

Bedroom One 12'11" x 10'10" (3.94 x 3.32)

Bedroom Two 10'10" x 10'6" (3.32 x 3.21)

Bedroom Three 9'10" x 7'1" (3.02 x 2.18)

Bathroom 8'3" x 5'4" (2.52 x 1.63)

Garage 16'1" x 21'8" (4.92 x 6.61)

General Remarks and 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 B.

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.

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.

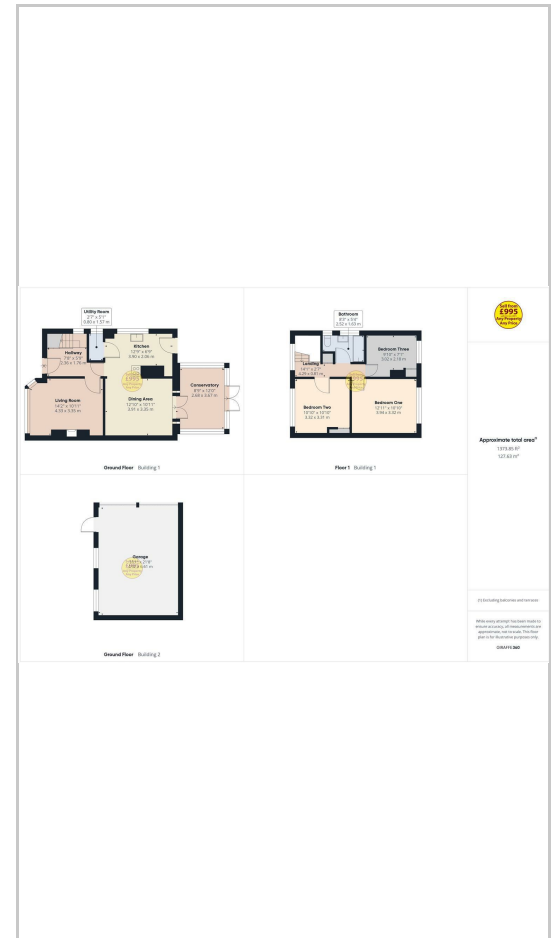
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

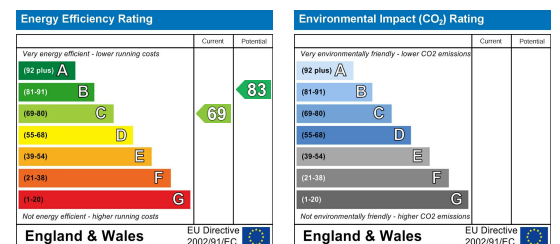
Area Map



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.