

BURGIN ATKINSON

& C O M P A N Y



BURGIN
ATKINSON

6 Fairway

, Retford, DN22 7SQ

£185,000



BEAUTIFUL MODERN FINISH THROUGHOUT THE HOME - MODERN 4 PIECE SUITE FAMILY BATHROOM - SPACIOUS KITCHEN DINNER - FRENCH DOUBLE DOORS LEADING TO A SLABBED PATIO AREA - TWO DOUBLE BEDROOMS - COSY FIREPLACE FITTED WITH LOG BURNER - OFF STREET PARKING



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Description

This well proportioned three bedroom semi detached home located in the heart of Ordsall, Retford. Ordsall Primary School is just a few minutes walk from the property and the local shops, co-op and post office are only a 5 minute walk. Retford Train Station is only a 5 minute drive which provides quick and easy access to London Kings Cross and many other major cities across the UK.

Having been lovingly renovated over the years, this deceptively spacious property is ready to move straight into and ideal for first time buyers or those potentially downsizing. A brand new boiler was fitted just 2 years ago with a remaining 8 years warranty and all new windows were fitted only three years ago.

Internally, this property begins in the welcoming entrance hall which offers access into the spacious living room. The living room features a large double window which allows an abundance of natural light through, an open fireplace with log burner, a media wall and a feature wall. The kitchen diner is also spacious, featuring an integrated cooker and hob, a feature wall and double French doors leading out onto the patio area. To the first floor, you will find two double bedrooms and a third smaller bedroom. The main, four piece suite family bathroom is modern and hosts a stand alone bath tub, a walk in rainfall shower, hand wash basin and w/c.

Externally, the rear garden is mostly laid to lawn with a recently laid patio area and a spacious shed to the rear of the plot. To the front of the property, the imprinted concrete driveway and allows parking access for two vehicles. The driveway also leads down the side of the house where the rear garden is accessed via double gates.

Viewings are advised to appreciate the spacious yet homely feel that this property has to offer!

Kitchen Diner 19'1" x 10'8" (5.83 x 3.26)

Living Room 15'8" x 12'0" (4.79 x 3.66)

Hallway 4'7" x 4'5" (1.42 x 1.36)

Bedroom One 11'0" x 12'2" (3.36 x 3.72)

Bedroom Two 10'7" x 10'9" (3.25 x 3.29)

Bedroom Three 7'8" x 10'9" (2.35 x 3.29)

Landing 6'1" x 7'11" (1.86 x 2.42)

Bathroom 7'9" x 5'6" (2.37 x 1.68)

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.

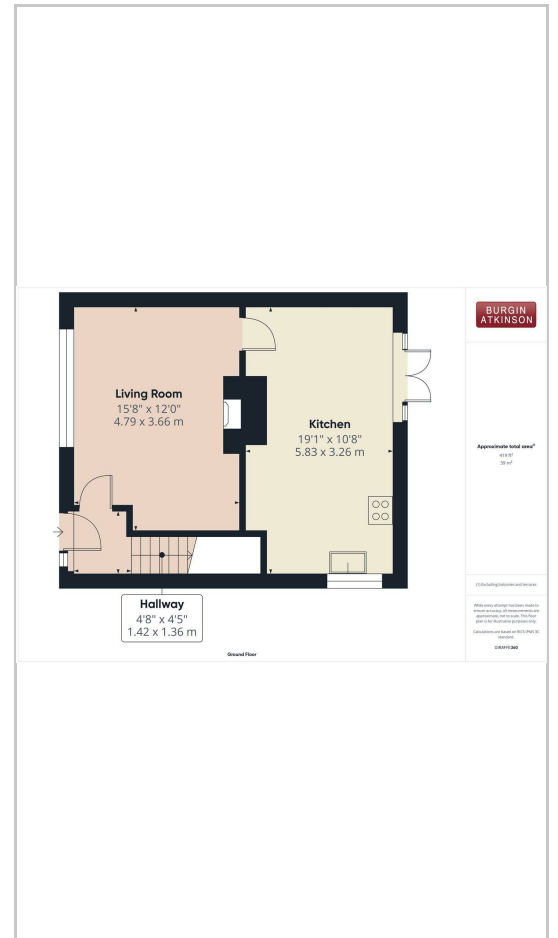
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

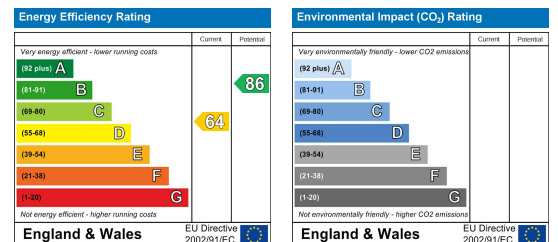
Area Map



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.