



13 ALBION TERRACE MISTERTON

Extended three bedroom end of terrace house, situated on a generous, larger than average plot at the end of Albion Terrace in an edge of village location.

The property offers much potential for further enhancement and delivers flexible family living arrangements.

£170,000

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BROWN & CO

Property and Business Consultants

13 ALBION TERRACE, MISTERTON, DONCASTER, DN10 4DW

LOCATION

Misterton is a sizeable village within this area boasting a range of facilities presently including a primary school, mini market with post office, doctor's surgery, pharmacy, hot food takeaways, bus routes etc.

The village lies north of the A631 Bawtry to Gainsborough Road lying on the A161 which continues northwards to the M180. The A1M lies to the west of Bawtry from which the wider motorway network is available. The location is such that commuting into Doncaster and surrounding area is feasible. The excellent transport links include direct rail service into London Kings Cross from Retford and Doncaster. The Chesterfield Canal and River Trent are on hand and a variety of lanes, footpaths and bridleways are available to explore the countryside.

DIRECTIONS

what3words ///escapades.puppets.masters

ACCOMMODATION

SITTING ROOM 13'5" x 11'2" (4.10m x 3.40m) measured to rear of chimney breast, fireplace, front aspect.

INNER LOBBY staircase.

DINING ROOM 13'5" x 11'2" (4.10m x 3.40m) measured to rear of chimney breast, log burner, understairs storage cupboard and opening to: -

KITCHEN 11'8" x 8'4" (3.54m x 2.56m) with range of ivory cream units, wood block effect worktops, tiled splashbacks, contrasting tiled flooring, dual aspect.

LOBBY cupboard hosting gas fired central heating boiler, tiled flooring.

BATHROOM white suite of panelled bath with shower over, WC, vanity basin, areas of complementing tiling and tiled flooring.

GARDEN ROOM 18'9" x 7'0" (5.70m x 2.14m) tiled flooring, access to front/side grounds.

UTILITY ROOM 6'3" x 6'3" (1.92m x 1.92m) plumbing for washing machine, sink unit.

CONSERVATORY 11'2" x 11'2" (3.40m x 3.40m) brick base and UPVC double glazing.

FIRST FLOOR

LANDING

BEDROOM ONE 17'9" x 11'2" (5.40m x 3.40m) front aspect.

BEDROOM TWO 13'9" to 10'8" x 11'2" (4.20m to 3.24m x 3.40m) over stairs wardrobe, rear aspect.

BEDROOM THREE 12'4" x 6'5" (3.75m x 1.96m) rear aspect.

CLOAKROOM WC, basin.

OUTSIDE

Particularly generous plot with side parking and amenity area, also hosting useful **STORE 18'0" x 11'10" (5.47m x 3.60m)**.

Rear garden with gravelled area, paved paths and rear concrete yard. We consider the garden/plot to be above average size for a property of this nature in this location and is ideal for family enjoyment.

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: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in April 2024.



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