



30 GALWAY CRESCENT, RETFORD
£220,000

BROWN & CO

30 GALWAY CRESCENT, RETFORD, DN22 7XT

DESCRIPTION

A 1950's style semi detached property that has had more recent extensions and now provides four reception rooms on the ground floor thus providing great versatility. The kitchen links to the large utility room, which STP could be made into one large kitchen/breakfast room. The property does require a little bit of modernisation but is located in this favoured residential area on the north side of Retford town centre.

LOCATION

Galway Crescent is situated towards the north of the town within comfortable reach of Primary Care Centre, local bus routes and town centre. Communication links to the area are excellent by road, rail and air.

DIRECTIONS

What3words///growl.providing.feathers

ACCOMMODATION

Half glazed UPVC door into

ENTRANCE HALL with stairs to first floor landing. Floor to ceiling cupboard housing meters.

LOUNGE 13'5" x 13'4" (4.10m x 4.08m) measured to front aspect double glazed bay window. Feature brick fireplace with quarry tiled hearth and log effect gas fitted fire with back burner. TV display shelf.



DINING ROOM 9'8" x 8'10" (3.00m x 2.74m) rear aspect double glazed sliding patio doors into and overlooking the rear garden.



KITCHEN 10'3" x 9'8" (3.15m x 2.98m) rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Built-in Bush electric oven with four ring gas hob above and extractor canopy over. Space for fridge. Ample working surfaces, glazed display cabinets. Part tiled walls, ceramic tiled flooring. Built-in shelved larder cupboard.



STUDY 11'7" x 11'0" (3.56m x 3.36m) front aspect double glazed window. Currently with a full length range of built-in storage cupboards. Part wood panelled walls. Telephone point.



UTILITY ROOM 10'2" x 7'3" (3.10m x 2.22m) side aspect double glazed window and half glazed UPVC door. Matching range of base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit. Space and plumbing for washing machine and one further appliance. Ample working surfaces. Part tiled walls. Ceramic tiled flooring. Door to under stairs storage with shelving and tiling.



SNUG 11'0" x 9'9" (3.38m x 3.01m) side aspect double glazed window with views to the garden. Exposed ceiling timbers. Brick fireplace with wooden mantle and fitted coal effect fire on slabbed hearth. Dado rail. Door to garage/workshop.

FIRST FLOOR LANDING side aspect double glazed window. Dado rail, access to roof void.

BEDROOM ONE 13'0" x 12'0" (3.98m x 3.67m) front aspect double glazed window. Built-in wardrobes with ample hanging and shelving space.



BEDROOM TWO 12'0" x 8'4" (3.68m x 2.56m) measured to front of two sets of floor to ceiling built-in double wardrobes with shelving and hanging space. Rear aspect double glazed window with views

to the garden. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion and cupboards above.

BEDROOM THREE 7'8" x 7'3" (2.39m x 2.23m) front aspect double glazed window with dado rail.

BATHROOM 7'4" x 5'4" (2.25m x 1.64m) rear aspect obscure double glazed window. Three piece coloured suite with panel enclosed bath with electric shower over, pedestal hand basin, low level wc. Tiled walls.



OUTSIDE

The front sits on a good corner plot and the front garden is screened by high hedging and fencing. A good area of lawn with established shrub, flower beds and borders. Wrought iron gate to the front door. Wooden arch leading to side garden which is screened by a wall and high fencing. Pebbled for low maintenance. Gate giving access to a paved covered courtyard with lighting. To the rear of the property is a herringbone style block paved driveway leading to **ATTACHED SINGLE BRICK BUILT GARAGE/HOBBY ROOM 19'0" x 7'7" (5.82m x 2.34m)** with up and over door, power and light. Double glazed window and UPVC door.

The rear garden is paved for low maintenance and is fenced to all sides.

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 B.

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 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.

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

Viewing: Please contact the Retford office on 01777 709112.

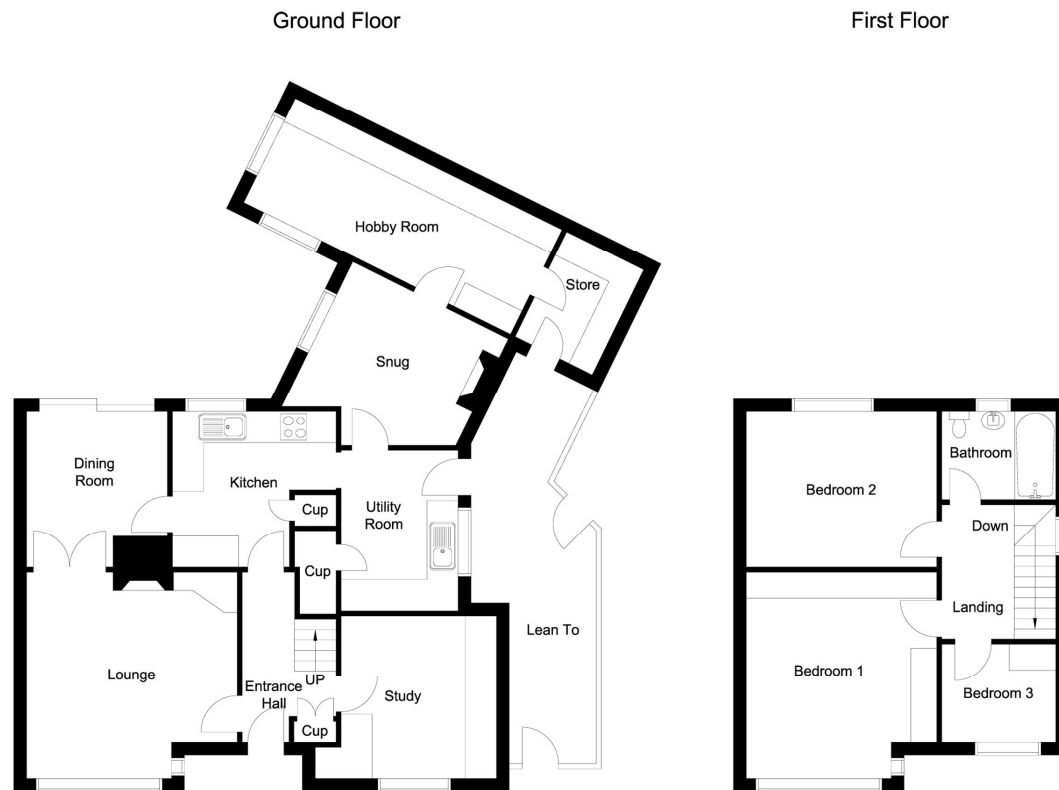
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



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