



87 BRECKS ROAD RETFORD

An older style three bedroom mid terraced house in the popular suburb of Ordsall. The property benefits from a modern kitchen dining room which leads into the good sized rear garden. There is a separate lounge and the property does retain some original style features. The front garden could, subject to planning, be turned into off road parking and the possibility to extend to the rear, subject to usual planning consents.

£125,000

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87 BRECKS ROAD, RETFORD, DN22 7UA

LOCATION

The property is located on the fringes of Retford town centre in the suburb of Ordsall which has local amenities such as a co-op, post office and Spar convenience store. There are schools for all age groups within comfortable distance. The town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

There are open countryside walks close by and the A1 and A57 are both accessible linking to the wider motorway network.

DIRECTIONS

What3words:///hero.inner.shower

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL with period skirtings, stairs to first floor.

LOUNGE 15'0" x 11'0" (4.58m x 3.39m) front aspect double glazed window. Brick fireplace with wooden mantle and raised quarry tiled hearth. Period skirtings, telephone point.

KITCHEN DINING ROOM 14'3" x 10'2" to 7'7" (4.36m x 3.10m to 2.36m) Kitchen range of base and wall mounted cupboard units in cream with handleless soft close doors. Single stainless steel sink drainer unit. Space and plumbing below for washing machine, four ring electric hob with extractor above. Space for cooker. Integrated fridge and freezer. Wood effect working surfaces, aqua boarding splashback. Under stairs storage area. Wall mounted gas fired central heating boiler. Dining area double glazed window to the rear and half glazed door leading into the garden. A range of glazed wall mounted cupboards. Period skirtings.

FIRST FLOOR

LANDING with access to roof void. Period skirtings.

BEDROOM ONE 12'9" x 7'2" (3.93m x 2.18m) front aspect double glazed window. Recessed shelving. Period skirtings.

BEDROOM TWO 10'0" x 8'3" (3.05m x 2.69m) rear aspect double glazed window with views to the garden. Period skirtings.

BEDROOM THREE 10'0" x 6'10" (3.05m x 2.12m) front aspect double glazed window. Period skirtings.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath, handheld mixer

tap/shower attachment, low level wc, pedestal hand basin, tiled walls. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion.

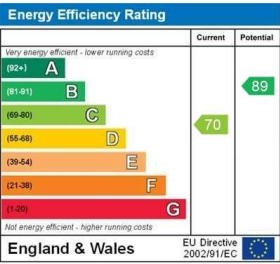
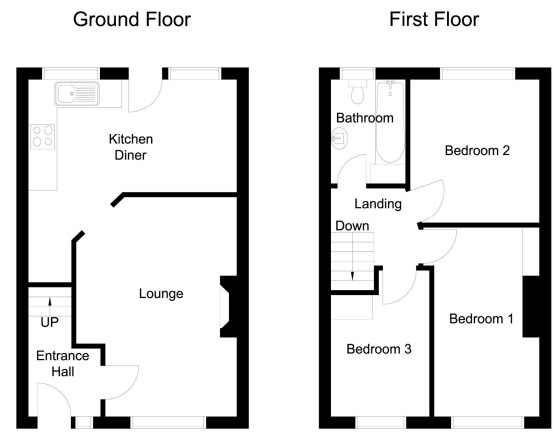
OUTSIDE

The front is fenced to both sides and is currently open planned in need of some attention but is lawned.

The rear garden which is the main feature of the property and is of a good size, southerly facing, fenced to all sides with a gate giving pedestrian access to the rear of no. 85 which leads to brecks Road for wheelie bins. Full width paved and concrete patio, timber shed in need of some attention. The garden is mainly lawned.

GENERAL REMARKS & STIPULATIONS

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