



59 Wharton Street

, Retford, DN22 7EH

Offers Around £130,000



MID TERRACE PROPERTY - THREE BEDROOMS - 2 RECEPTION ROOMS - MODERN KITCHEN & BATHROOM - ENCLOSED REAR GARDEN - WELL PRESENTED THROUGHOUT - CLOSE TO AMENITIES & SERVICES - NO UPWARD CHAIN - VIEWING ADVISED.



Location

The property enjoys frontage on to Wharton Street, a prime residential area within Retford Town Centre. Retford full range of residential amenities are within comfortable reach. Lying on the south side of the town means the property is ideally positioned for accessing the areas excellent transport links. Lidl, Aldi and ASDA supermarkets are within walking distance, as are the popular Bracken Lane and Thrumpton Primary Schools.

Entrance Hall 15'6" x 2'9" (4.72m x 0.84m)

The UPVC entrance door opens into the entrance hallway. With stairs to the first floor accommodation, radiator, coving and a door into the:

Lounge 12'3" ex bay x 11'10" (3.73m ex bay x 3.61m)

Having a front facing bay window, coving, picture rail and ceiling rose, radiator and an opening through into the:

Dining Room 12'2" x 12'1" (3.71m x 3.68m)

With a rear facing window, brick built fireplace, picture rail, radiator, useful under stairs cupboard and door into the:

Kitchen 11'5" x 9'6" (3.48m x 2.90m)

Having a range of fitted wall and base units, space and plumbing for a range of white goods, worktops and tiled splash backs over, stainless steel sink and drainer, side facing window, courtesy door to the rear garden and a door back into the central passage way.

First Floor Landing 12'3" 7'2" (3.73m 2.18m)

With a loft access point, radiator and access into all the principle first floor accommodation.

Master Bedroom 12'3" x 12'0" (3.73m x 3.66m)

Having a front facing window, radiator and picture rail.

Bedroom Two 12'3" x 12'0" (3.73m x 3.66m)

With a rear facing window, picture rail and a radiator.

Bedroom Three 12'2" max x 7'1" (3.71m max x 2.16m)

Having a window to the rear and a radiator.

Bathroom 11'6" x 9'7" (3.51m x 2.92m)

Comprising of a four piece suite which includes a panel bath with shower mixer tap, corner shower cubicle with mains fed shower, pedestal wash hand basin, low flush WC, tiled splash backs, chrome towel radiator, rear facing window and a built in cupboard housing the gas fired central heating boiler.

Garden

To the rear is a patio and graveled area that offers an area to sit and entertain. The rear garden is enclosed to the perimeter.

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: 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.

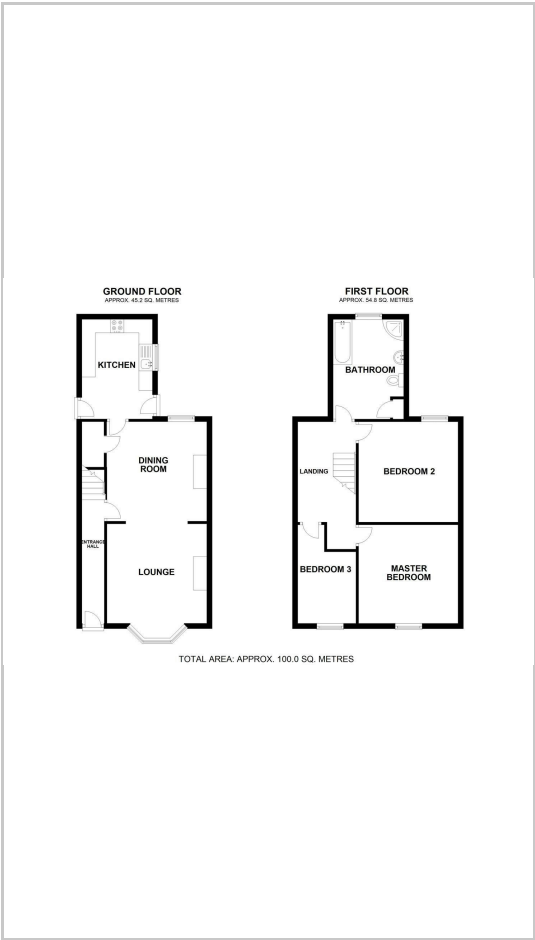
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

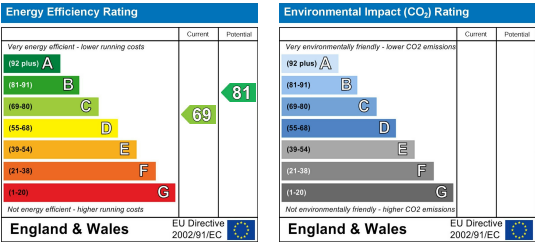
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.