



BURGIN  
ATKINSON

133 Whinney Moor Lane

, Retford, DN22 7AF

**Offers In The Region Of £175,000**



MODERN 3 BEDROOM TOWNHOUSE PROPERTY - OFFERED WITH NO ONWARD CHAIN - RECENTLY DECORATED - OPEN PLAN KITCHEN LIVING AREA - ENCLOSED REAR GARDEN - OFF STREET PARKING - EPC : C



## Description

This well presented property is positioned on Whinney Moor Lane, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Internally, this home boasts an open plan layout to the ground floor with the kitchen containing integrated appliances and living/dining room offering patio doors leading to the rear garden. There is also a modern w/c to the ground floor along with a storage cupboard. To the first floor, you will find the master bedroom with fitted wardrobes and three windows allowing an abundance of natural light through, the second double bedroom and a third bedroom. The main family bathroom hosts a bath with overhead shower, hand wash basin and w/c. The whole property has been freshly decorated with just some flooring to be added.

Externally, this home offers a small front garden and to the rear is an enclosed garden which is mostly laid to lawn with a decking area and a back gate which offers access to the allocated car parking space. The parking space is entered via secured gates round the side of the property.

To view this property, give us a call on 01777 712611.

**Kitchen Diner 7'8" x 17'8" (2.35 x 5.41)**

**Living Room 15'2" x 10'10" (4.64 x 3.32)**

**Ground Floor W/C 3'1" x 7'1" (0.96 x 2.17)**

**Bedroom One 15'2" x 9'0" (4.63 x 2.76)**

**Bedroom Two 8'4" x 11'1" (2.56 x 3.38)**

**Bedroom Three 6'5" x 7'5" (1.96 x 2.27)**

**Main Family Bathroom 7'8" x 5'10" (2.36 x 1.79)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Mains water, electricity and drainage are connected along with a mains gas 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.

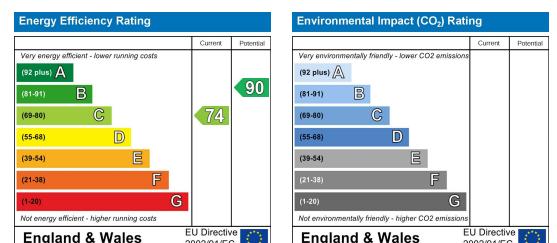
## Area Map



## 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.