



12 Merton Avenue, Retford, DN22
7RG



£165,000



We are delighted to offer for sale this well presented semi-detached home on Merton Avenue, a cul-de-sac located within walking distance of local amenities. The property offers excellent sized living accommodation consisting of a sitting room, dining kitchen, downstairs w.c., two double bedrooms (with a dressing area to the main bedroom) as well as a bathroom. Externally, there is an enclosed lawned garden to the rear as well as off-road parking to the front.





RECEPTION HALL

1.18m x 0.88m (3'11" x 2'11")

Composite obscure double glazed front entrance door, double panel radiator, staircase leading to the first floor and a further door leading into;

SITTING ROOM

4.37m x 3.54m (14'4" x 11'7")

UPVC double glazed window to the front aspect, double panel radiator, timber-effect laminate floor covering, television and BT points, contemporary stone-effect electric fire, coving to the ceiling and a further door leading into;



DINING KITCHEN

4.94m x 4.51m (16'2" x 14'10")

Fitted with a range of shaker-style base and wall units consisting of soft-close cupboards and drawers underneath timber-effect work surfaces with matching upstand and tiled splashback. Appliances include an 'Electra' five-ring dual fuel cooker with brushed stainless steel extractor hood above, space and plumbing for a washing machine, space and supply for an American-style fridge freezer as well as space and plumbing for a further under-counter appliance. 11/2 bowl sink and drainer, a continuation of the timber-effect laminate floor covering from the sitting room, cupboard housing the 'Worcester' gas-fired central heating boiler, UPVC double glazed window to the right aspect and a matching sliding patio door leading into;



CONSERVATORY

3.71m x 2.66m (12'2" x 8'8")

UPVC double glazed windows to the left, rear and right aspects as well as a matching door to the rear giving access to the rear garden. Polycarbonate roof above, column-style radiator, power and light.

W.C.

1.20m x 1.19m (3'11" x 3'11")

Fitted with a low-level dual flush WC and corner-mounted wash hand basin. Electric towel radiator and a timber-effect laminate floor covering.

1ST FLOOR-LANDING

2.03m x 0.80m (6'8" x 2'7")

UPVC double glazed window to the right aspect, doors leading to both bedrooms and the bathroom at the first floor as well as a hatch accessing the roof space.

BEDROOM ONE

5.84m x 2.84m (19'2" x 9'4")

UPVC double glazed window to the rear aspect, double panel radiator, television point and three double doored wardrobe units with hanging rail and shelf within.

BEDROOM TWO

3.58m x 3.49m (11'8" x 11'6")

UPVC double glazed window to the front aspect, single panel radiator, timber-effect laminate floor covering and a range of wall-mounted shelving as well as a bulkhead storage cupboard with hanging rail and shelving within.

BATHROOM

2.01m x 1.65m (6'7" x 5'5")

Fitted with a three-piece suite consisting of a panel bath with mains-fed shower above, wall mounted wash hand basin and low-level flush WC. Featuring fully tiled walls with a timber-effect vinyl floor covering, chrome ladder-style towel radiator UPVC double glazed obscure window to the rear aspect and a wall-mounted extractor fan.

GARDENS & GROUNDS

The property can be accessed via a driveway, which leads to a gravelled off-road parking area to the front of the property as well as a pathway leading to the front entrance door. The garden to the rear is enclosed behind fencing to all aspects and features a substantial patio area as well as a lawned area and bark chipped play area to the rear right corner.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Floorplan



Total area: approx. 87.0 sq. metres (936.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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