



11 Hallcroft Road, Retford,
DN22 7LE



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£170,000

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This extended end-terraced property is situated on Hallcroft Road, a very popular residential area close to Retford town centre and other local amenities including The Elizabethan Academy. The property features two reception rooms, a fitted kitchen with a utility area, a ground floor wetroom as well as three bedrooms on the first floor. There are also lawned gardens to the front and rear aspects, with a driveway to the front providing off-road parking.





RECEPTION HALL 1.85m x 3.69m (6'1" x 12'1")

Double glazed obscure entrance door, panel radiator, staircase leading to 1st floor, under-stair storage cupboard.

SITTING ROOM 3.31m x 5.05m (10'11" x 16'7")

Double glazed window to rear aspect, matching window to front aspect, television and broadband points, fireplace with coal effect fire within.



DINING ROOM 3.63m x 3.63m (11'11" x 11'11")

Double glazed window to rear aspect, matching door to left aspect, double panel radiator.



KITCHEN 2.12m x 3.63m (7'0" x 11'11")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect roll-top work surfaces. Fitted appliances include a 'Whirlpool' four-ring electric hob as well as an

electric fan-assisted oven. There is also space and plumbing for a washing machine and tumble dryer, 'Ideal' gas-fired central heating boiler. pantry cupboard, double panel radiator, tile effect flooring.

WET ROOM 1.95m x 3.01m (6'5" x 9'11")

Double glazed obscure window to left aspect, wall-mounted 'Redring' electric shower, low-level dual flush WC, wall-mounted wash hand basin, chrome style towel radiator, wall-mounted extractor fan, tiled walls to the area of the shower.

1ST FLOOR-LANDING

Double glazed window to rear aspect, panel radiator, hatch accessing roof space.

BEDROOM ONE 3.09m x 4.11m (10'1" x 13'6")

Double glazed window to front aspect, double panel radiator.



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BEDROOM TWO 2.69m x 4.57m (8'10" x 15'0")

Double glazed window to left aspect, double panel radiator, bulkhead storage cupboard.

BEDROOM THREE 2.07m x 3.36m (6'10" x 11'0")

Double glazed window to rear aspect, double panel radiator, storage cupboard.

GARDENS & GROUNDS

The property features an excellent-sized driveway to the front, which forms a pathway leading to the side entrance door. There are lawned areas either side of the driveway enclosed behind hedging and fencing to all aspects, as well as a lawned garden to the rear.

TENURE

Freehold

COUNCIL TAX

Band A



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SERVICES

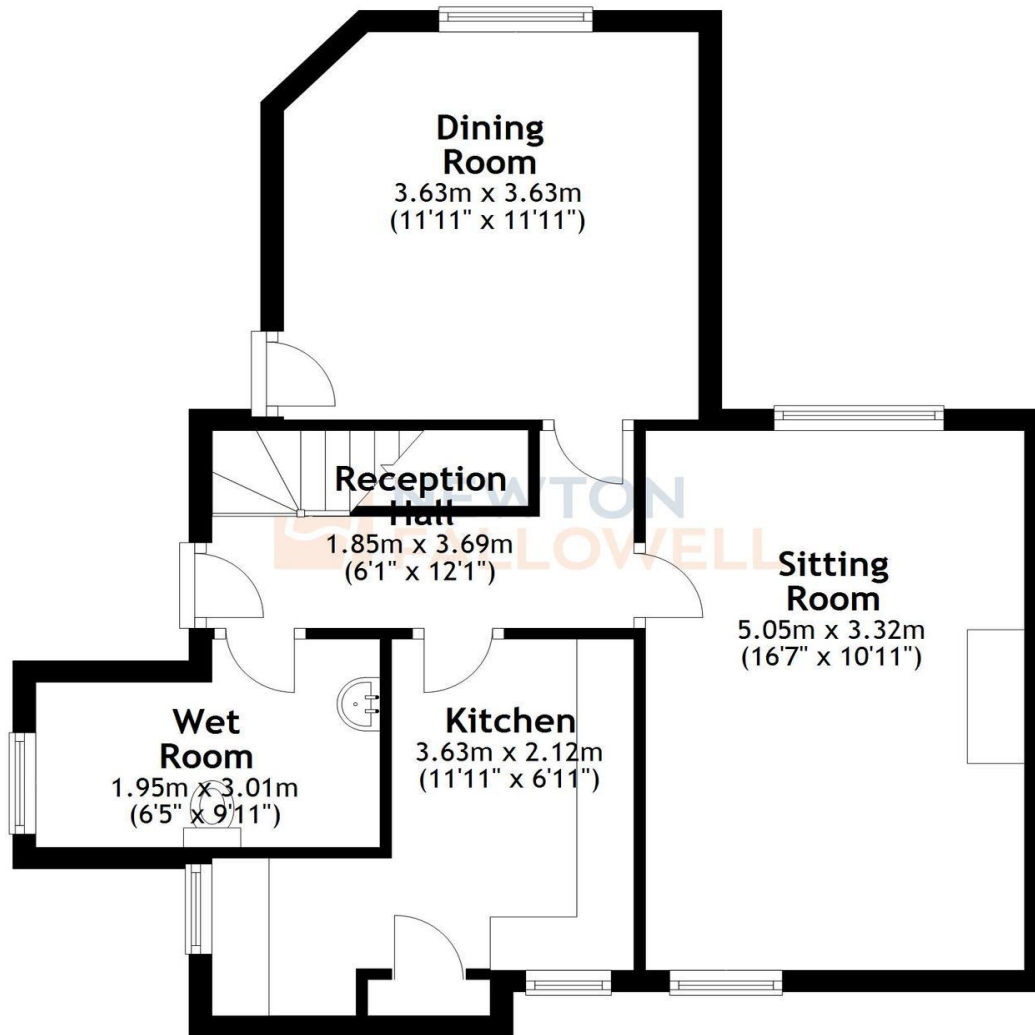
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DISCLAIMER

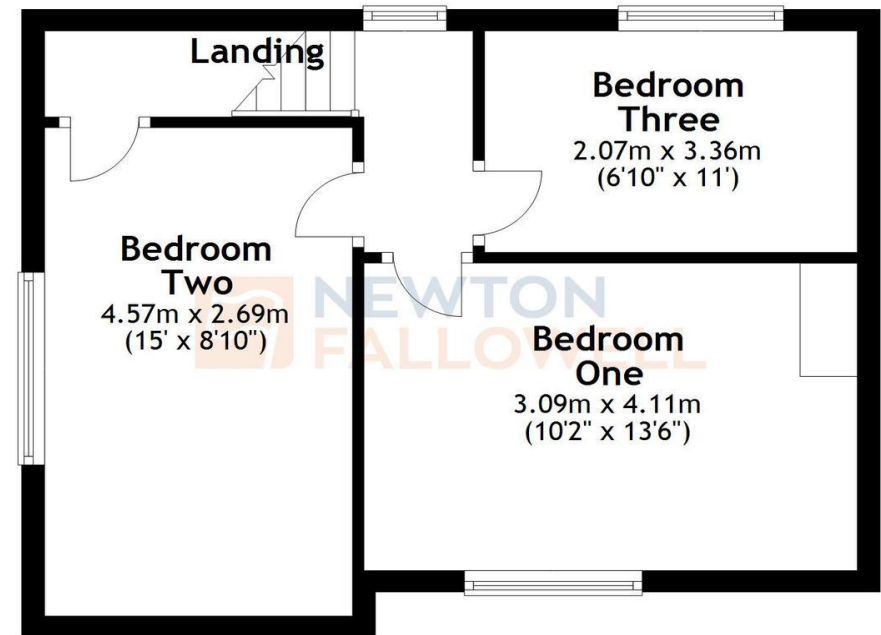
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



Ground Floor



First Floor



Total area: approx. 90.1 sq. metres (969.8 sq. feet)

