



179 Hallcroft Road,
Retford, DN22 7QZ



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£140,000



This semi-detached home is situated on an excellent-sized plot of 1/10th acre in the popular residential area of Hallcroft Road, close to local amenities including convenience stores, Hallcroft Fishery and The Elizabethan Academy. Offered with no upward chain, the property also features a dual aspect lounge, kitchen, two double bedrooms and a bathroom with separate w.c. The plot features a south-west facing garden to the rear as well as ample off road parking to the front.





RECEPTION HALL 2.17m x 2.43m (7'1" x 8'0")

Double panel radiator, multi-paned front entrance door, double glazed window to left aspect.

SITTING ROOM 3.2m x 6.08m (10'6" x 19'11")

Double glazed windows to front and rear aspects, fireplace, double panel radiator.



KITCHEN 2.43m x 3.76m (8'0" x 12'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath a mixture of timber-effect work surfaces. Space and plumbing for washing machine, space and supply for electric/gas cooker, double glazed windows to rear and left aspects, multi-paned side entrance door, under stair storage cupboard, gas fired central heating boiler.

1ST FLOOR-LANDING 1.24m x 1.86m (4'1" x 6'1")

Double glazed window to left aspect, hatch accessing roof space.

BEDROOM ONE 3.06m x 4.78m (10'0" x 15'8")

Double panel radiator, double glazed windows to front aspect, bulkhead storage cupboard with shelving and airing cupboard with shelving.



BEDROOM TWO 3.06m x 3.77m (10'0" x 12'5")

Double glazed window to rear aspect, double panel radiator.

BATHROOM 1.6m x 1.69m (5'2" x 5'6")

Panel bath with 'Mira' electric shower above, wall mounted wash hand basin, double panel radiator, double glazed obscure window to rear aspect, timber effect flooring.

W.C. 0.81m x 1.69m (2'8" x 5'6")

Double glazed obscure window to rear aspect, high-level flush WC, timber effect flooring.

GARDENS & GROUNDS

To the front, there is a concrete driveway providing ample off-road parking, as well as a lawned area. A wrought iron gate accesses the south-west facing garden to the rear, which features lawned and patio areas enclosed behind a mixture of fencing and hedging.

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.

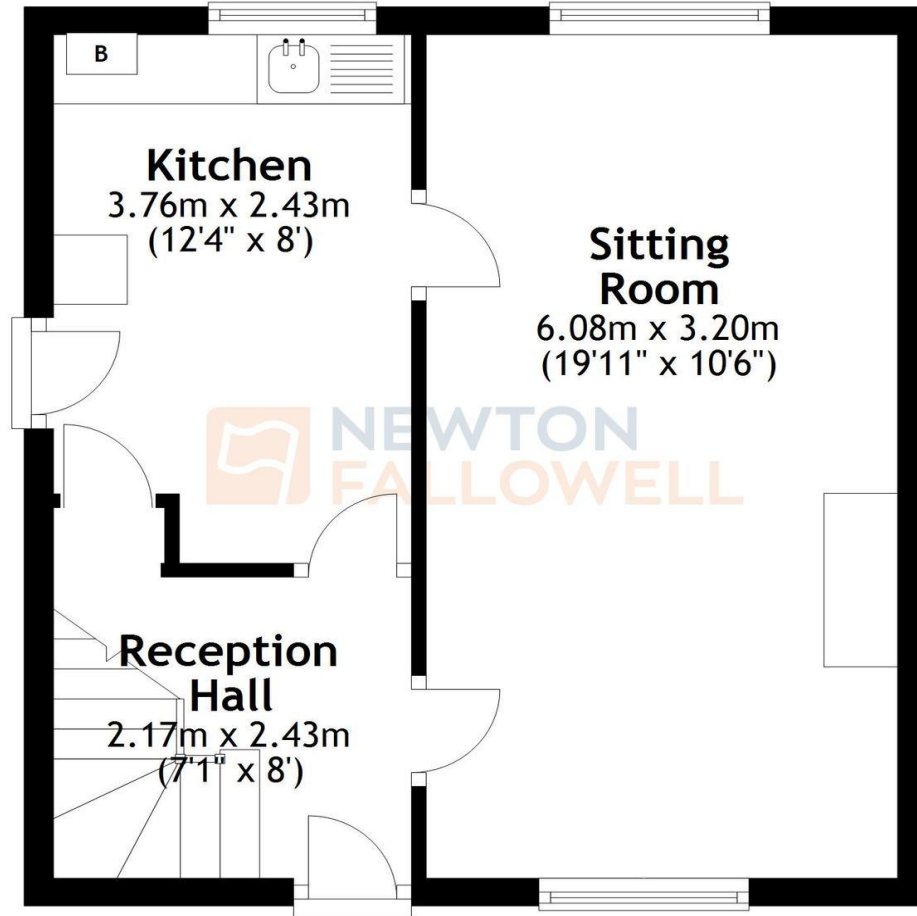
DISCLAIMER

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.

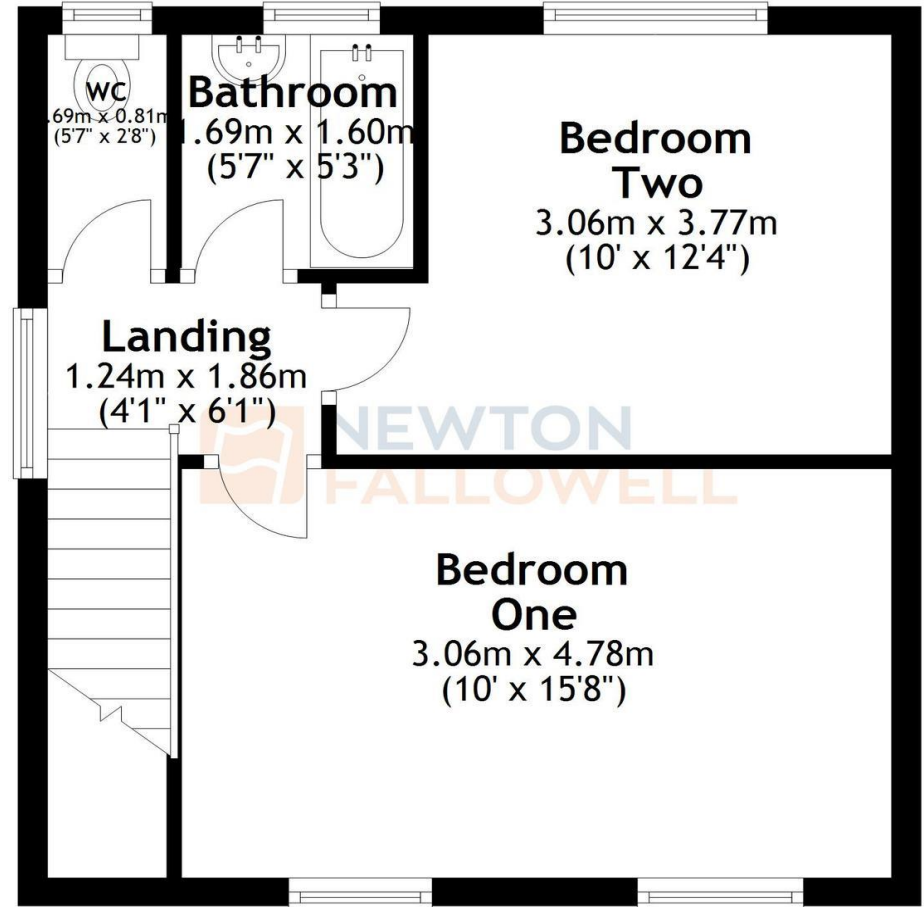




Ground Floor



First Floor



Total area: approx. 70.2 sq. metres (755.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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	
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