



18 Birch Close, Retford, DN22 0TB

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£180,000



Nestled in a desirable location, 18 Birch Close presents a well-maintained three-bedroom semi-detached house offering comfortable living spaces. The property features a modern kitchen equipped with integrated appliances and tiled flooring, a separate lounge with a freestanding electric fireplace, and two well-appointed bathrooms, including a shower room and a family bathroom with a corner bath.

Benefitting from double glazing and oil central heating throughout. Outside, the enclosed rear garden enjoys views over adjacent fields and includes a paved area, lawn, and a useful attached storage building with access to the property while the front offers a further lawned area and small storage building with access to the property.





Entrance Hallway

Double-glazed obscure glass front door, single panel radiator, tiling throughout leading to the kitchen, under stairs cupboard.

Lounge 3.5m x 3.46m (11'6" x 11'5")

Single panel radiator, TV point, double-glazed window to the front aspect, freestanding electric fireplace.

Shower room 1.65m x 1.93m (5'5" x 6'4")

Double-glazed secure glass to the front aspect, wall-mounted heated towel rail, dual flush toilet, corner shower unit with wall-mounted power shower, wall-mounted wash hand basin, wall mounted, fitted electric mirror and underfloor heating.



Kitchen 2.78m x 6.54m (9'1" x 21'6")

TV point, two double-glazed windows, door leading to rear aspect with double glazing, a bowl and a half stainless steel sink with drainer, space for a freestanding fridge freezer, integrated oven, electric hob and extractor hood, floor and wall-mounted units, single panel radiator, tiled flooring throughout. Space and plumbing for a washing machine and integrated dishwasher. Also recently installed 'Worcester' Combi Boiler.

Landing

Airing cupboard and hatch to the loft.

Bedroom one 3.42m x 2m (11'2" x 6'7")

Single panel radiator, double-glazed window to the rear aspect and TV point.



Bedroom two 3.09m x 3.56m (10'1" x 11'8")

Double-glazed window to the front aspect, single panel radiator, TV point.

Bedroom three 2.83m x 2.92m (9'4" x 9'7")

Double-glazed window to the rear aspect, single radiator.

Bathroom 1.68m x 2.03m (5'6" x 6'8")

Double-glazed window with obscure glass, corner bath with wall mounted electric shower, pedestal wash hand basin, dual flush toilet, wall-mounted heated towel rail.

Gardens

Front garden lawned with access to property and small storage building. Rear garden laid to lawn with access to the property and paved area, enclosed with fencing overlooking fields, and attached building.



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. Any site measurements given are subject to site survey.

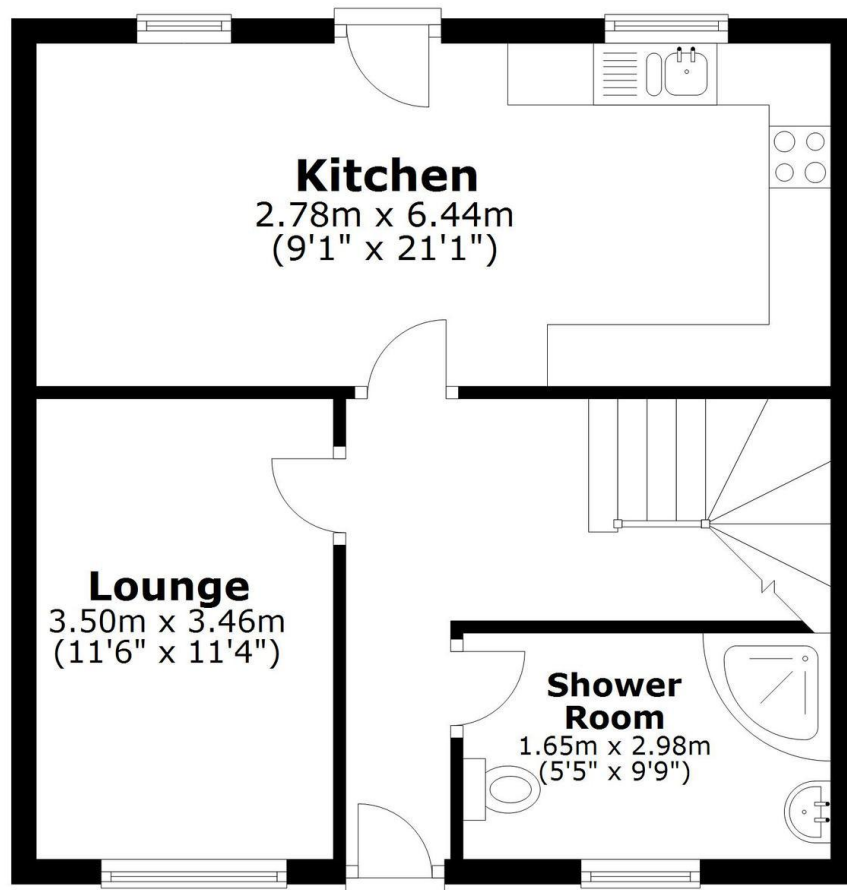
Services

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.



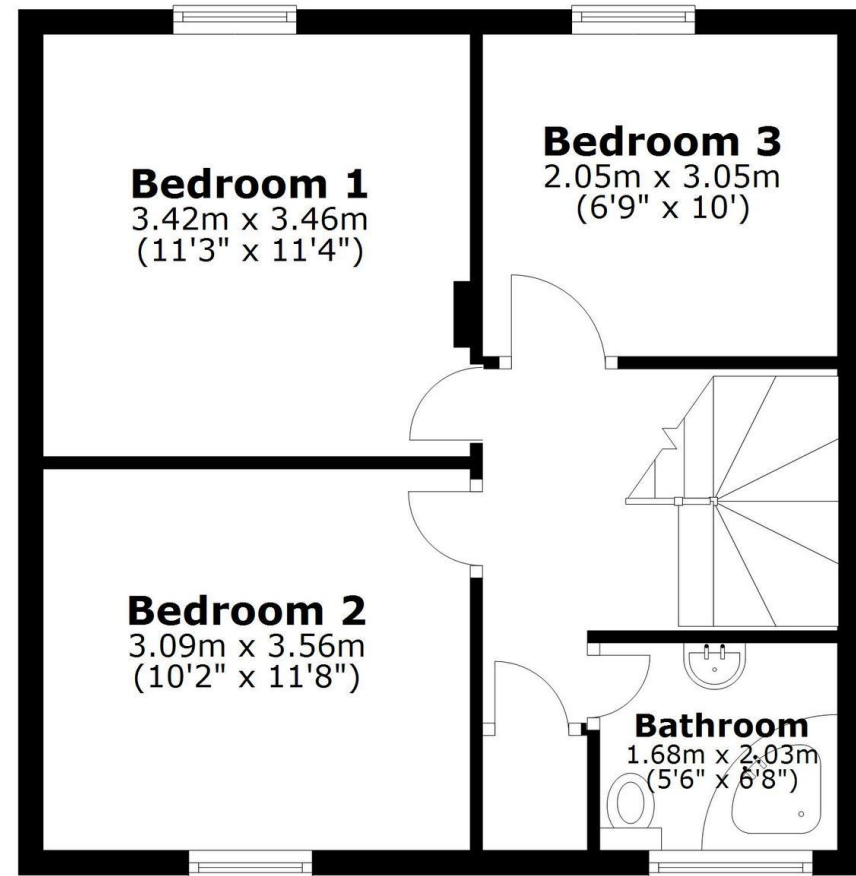
Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)

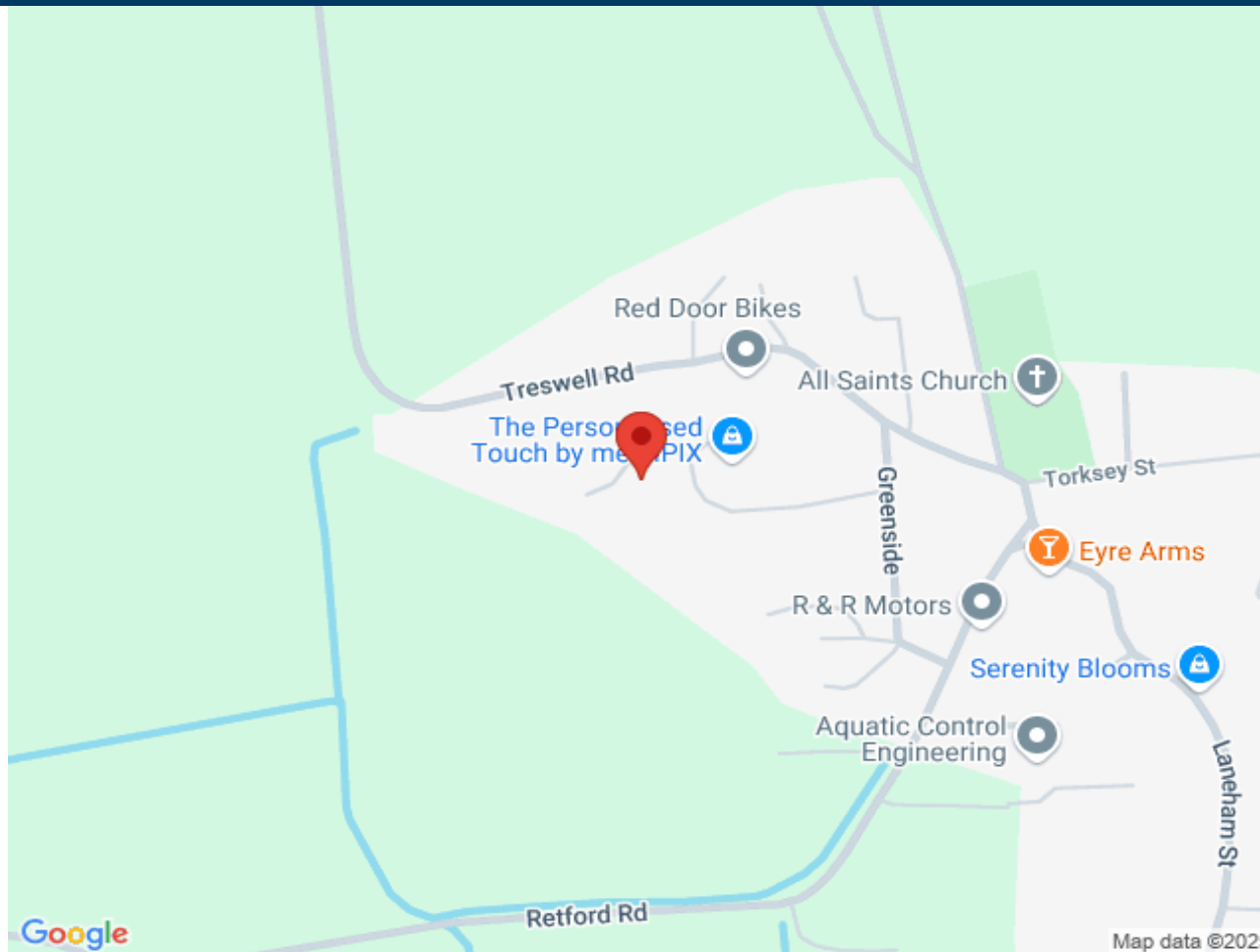


First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		