



19 Emsworth Avenue, Retford, DN22
7SU



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£175,000



Located in Retford, this three-bedroom property presents a welcoming home with practical features. The lounge boasts wooden flooring and seamlessly connects to the kitchen. The kitchen is equipped with integrated 'CDA' appliances and offers access to the enclosed rear garden. Upstairs, the bedrooms are carpeted for comfort, and the bathroom features modern tiling and a vanity unit. Outside, the private rear garden includes a hardstanding area, a shed, and a driveway to the left aspect, providing valuable off-street parking.





Porch

Front door with obscure double glazed glass and two double glazed glass sidelights.

Lounge 4.38m x 3.72m (14'5" x 12'2")

Wooden flooring throughout leading to the kitchen, TV point, double glazed window to the front aspect, double panel radiator, double glazed door to the porch area.

Kitchen 3.44m x 4.36m (11'4" x 14'4")

Wooden flooring continued from the living room, double panel radiator, electric 'CDA' four-ring hob, integrated 'CDA' oven, integrated 'CDA' microwave, Hotpoint extractor hood, floor and wall-mounted units, bowl-and-a-quarter sink with drainer, storage cupboard, space and plumbing for a washing machine, and double glazed window to the rear aspect. Back door leading to the rear garden with obscure glass glazing.

First Floor Landing

Boiler, carpeted throughout.

Bedroom One 3.81m x 2.56m (12'6" x 8'5")

Double glazed window to the front aspect, single panel radiator, and carpeted throughout.

Bedroom Two 3.42m x 2.61m (11'2" x 8'7")

Double glazed window to the rear aspect, single panel radiator, and carpeted throughout.

Bedroom Three 2.13m x 1.7m (7'0" x 5'7")

Double glazed window to the front aspect, single panel radiator, carpeted throughout.

Bathroom 2.16m x 1.7m (7'1" x 5'7")

Obscure double glazed window to the rear aspect, panel bath with wall-mounted shower unit and showerhead, wash hand basin on a vanity unit, wall-mounted gel dispenser (likely intended as 'wall-mounted'), floor-to-ceiling tiling, and tiled flooring throughout.

Front of property

Lawned area and access to driveway.

Rear Garden

Enclosed and lawned with hardstanding and a shed, with a driveway to the left aspect.

Solar Panels

Battery backed solar panels without lease.

Disclaimer

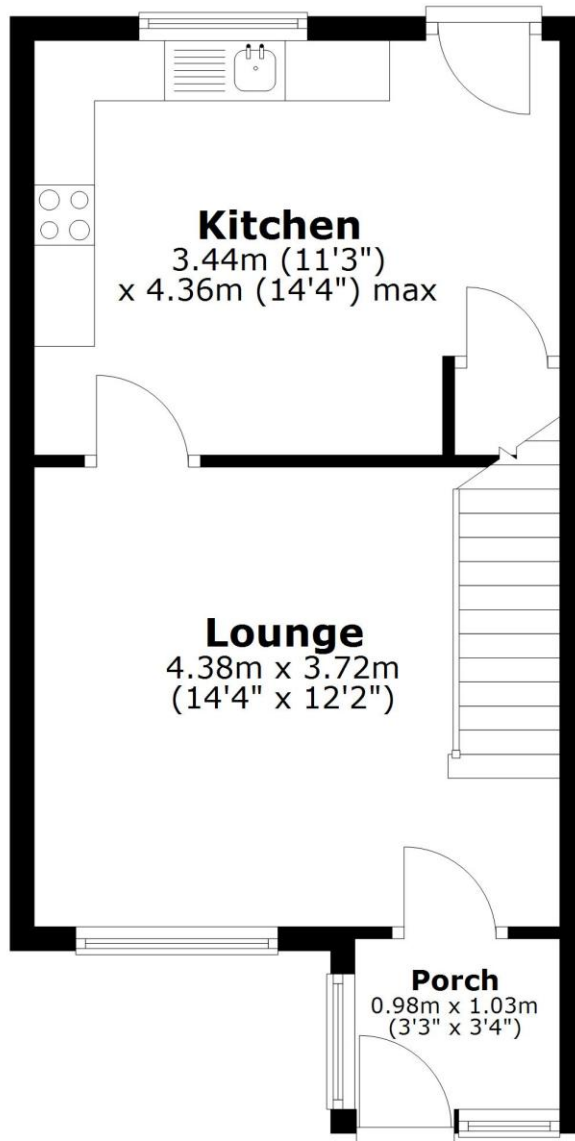
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Services

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.

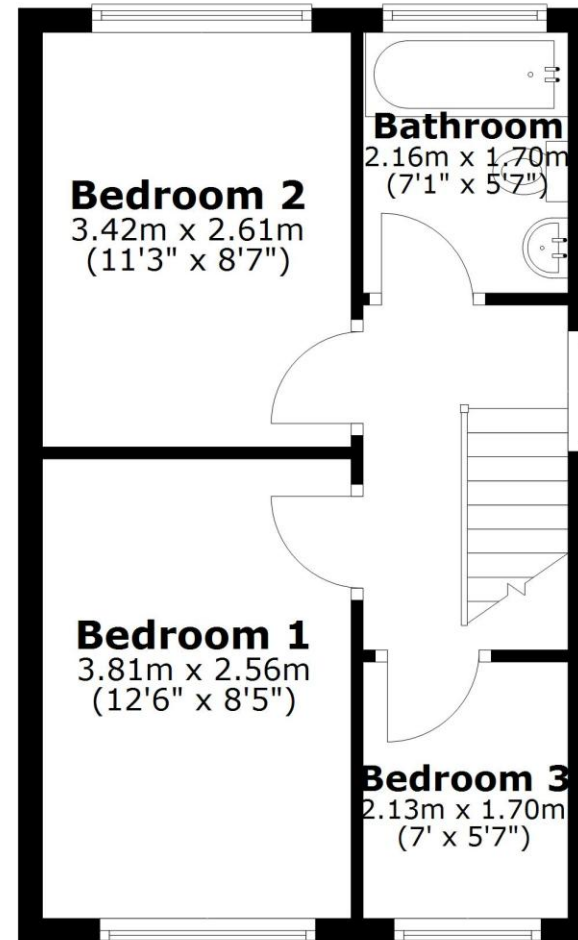
Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.6 sq. feet)

