



9 Beechwood Crescent , Retford,
DN22 8HP



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£160,000 offers in excess
of



Located in a residential area of Retford, this three-bedroom end of terrace home features a good-sized and private rear garden, perfect for outdoor enjoyment. The property includes a lounge with attractive wood flooring and dual aspect windows, filling the space with natural light. The kitchen is equipped with integrated appliances, and a first-floor bathroom offers convenience. With double-glazed windows and oil-fired central heating, this home provides comfortable and practical living.



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Entrance Hallway

Double-glazed secure glass front door, single panel radiator, cupboard under the stairs. A pathway from the garden leads up to the front door.



Lounge 6.86m x 3.49m (22'6" x 11'6")

Dual aspect double-glazed windows, TV point, single panel radiator, and wood flooring throughout.

Kitchen 5.43m x 2.97m (17'10" x 9'8")

Double-glazed window to the rear aspect, floor and wall-mounted cupboards in a desert finish, integrated fan-assisted oven, sink with drainer and mixer tap, space and plumbing for a washing machine, space for a fridge freezer, four-ring

electric hob. Single-glazed window with an internal leaded design into the property.

First Floor Landing

Double-glazed window to the right aspect, carpeted throughout.

Bedroom One 3.84m x 3.14m (12'7" x 10'4")

Carpeted throughout, cupboard housing the water storage tank, double-glazed window to the front aspect, TV point, single panel radiator.

Bedroom Two 3.01m x 3.41m (9'11" x 11'2")

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

Bedroom Three 2.22m x 2.89m (7'4" x 9'6")





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Double-glazed window to the front aspect, single radiator, and airing cupboard.

Bathroom 2.07m x 1.92m (6'10" x 6'4")

Panel bath, wash hand basin on a vanity unit, dual-flush WC, wall-mounted towel rail, wall-mounted electric shower with showerhead, and double-glazed obscure glass window to the rear aspect.

Rear Garden

Slabbed patio area, private and enclosed, laid to lawn area. Shed with an opening and a 'Trianco' made oil boiler.



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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. Any site measurements given are subject to site survey.

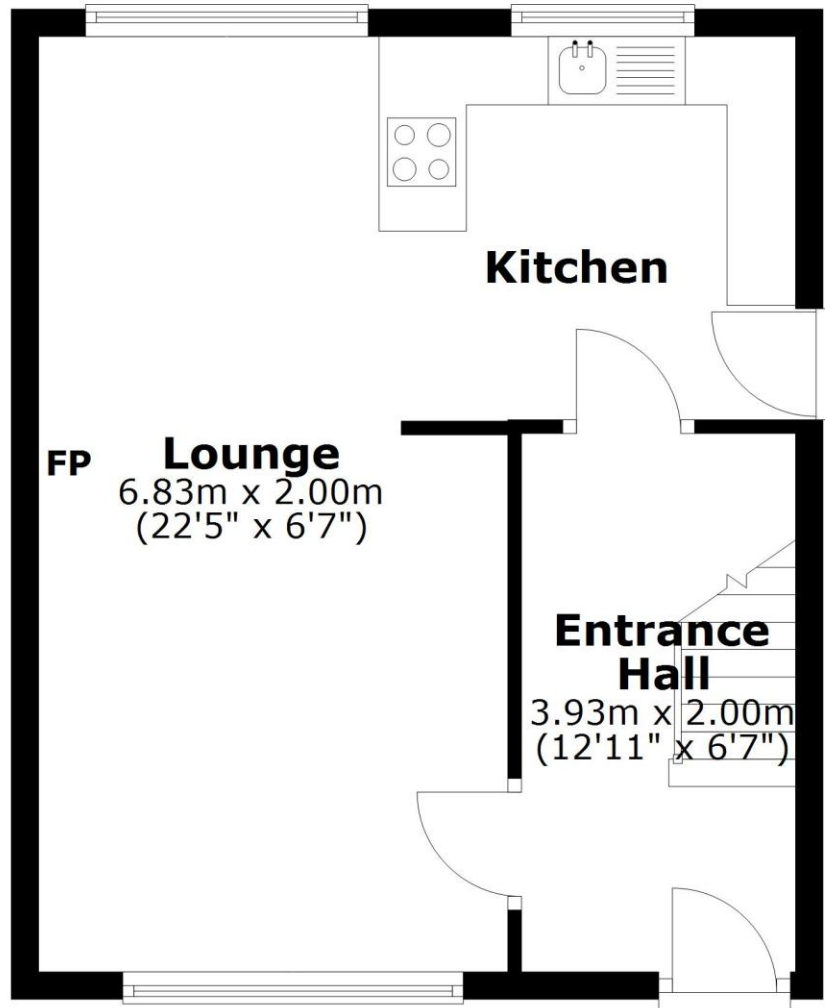
Services

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.



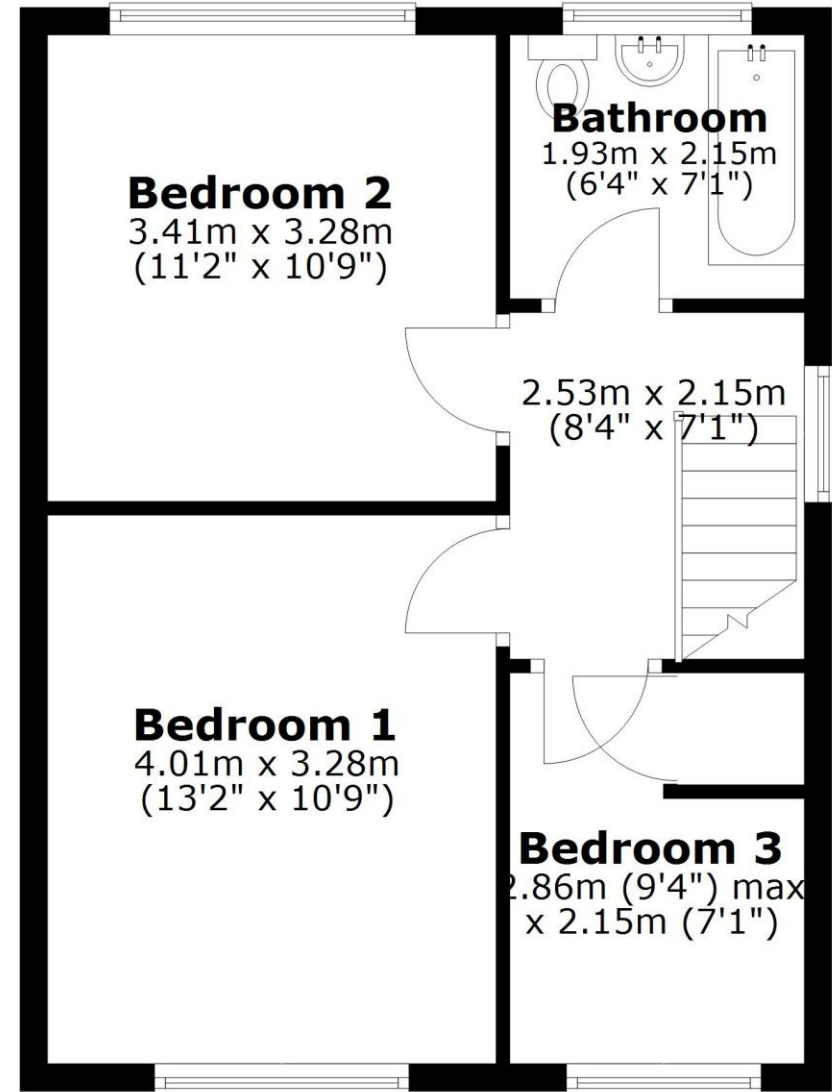
Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)

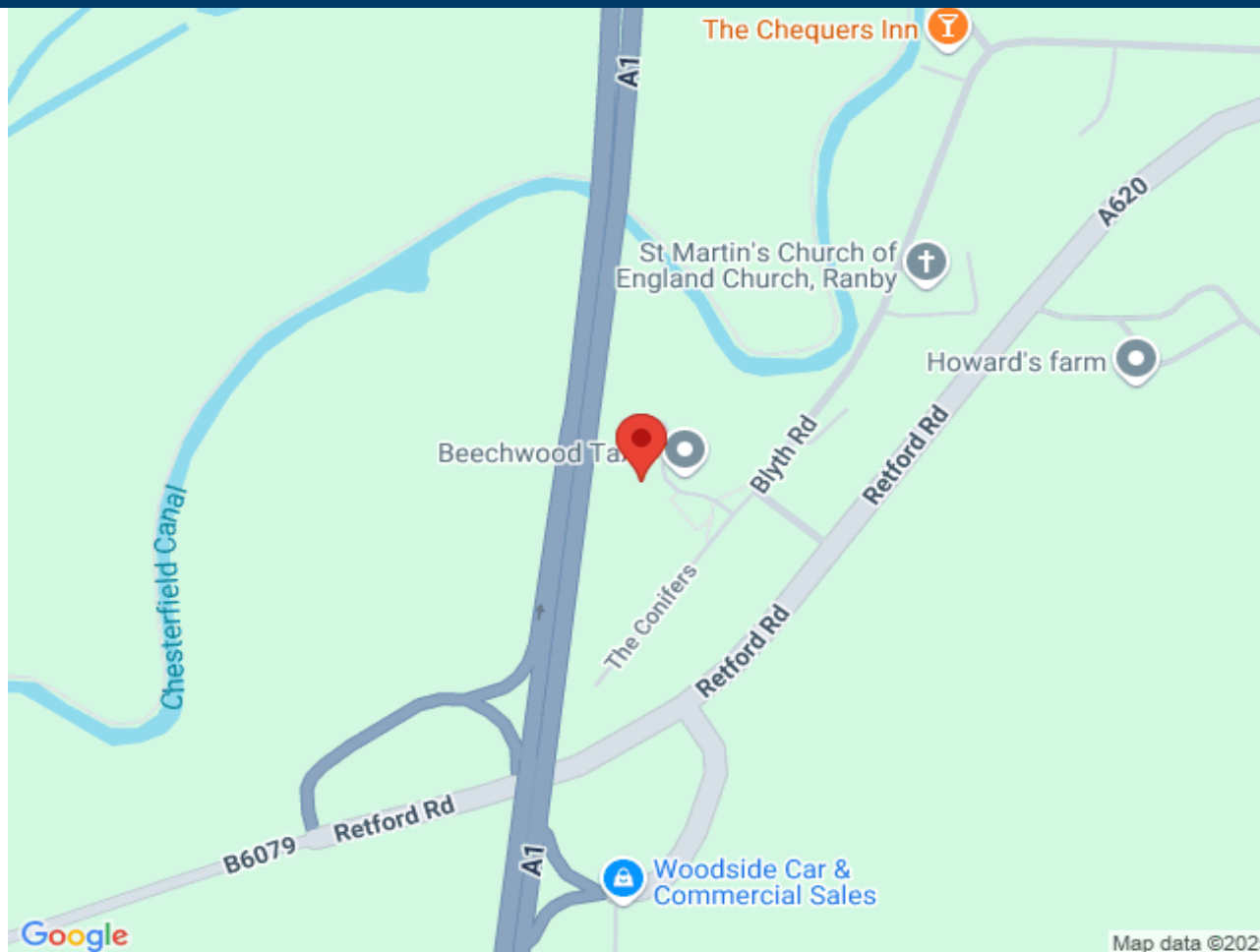


First Floor

Approx. 41.6 sq. metres (447.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		