



10 Merton Avenue, Retford, DN22 7RG



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# £160,000



We are delighted to present to the market this attractive and well-maintained two bedroomed semi-detached home situated on Merton Avenue, a peaceful cul-de-sac. Its convenient location offers easy access to a range of local amenities, including nearby convenience stores for everyday needs, as well as being within close proximity of The Elizabethan Academy, making it an ideal choice for families. The internal accommodation is thoughtfully arranged and briefly comprises a comfortable sitting room, a contemporary and well-equipped modern kitchen, and a family bathroom. Externally, the property benefits from a detached single garage providing valuable storage or parking space, alongside a shared driveway. To the rear, there is a private and enclosed lawned garden, perfect for outdoor relaxation and enjoyment.





## RECEPTION LOBBY 0.93m x 0.84m (3'1" x 2'10")

UPVC double glazed obscure front entrance door, staircase leading to the first floor, single panel radiator and a further door leading into;

## SITTING ROOM 4.37m x 3.56m (14'4" x 11'8")

UPVC double glazed window to the front aspect, double panel radiator, television point, wall-mounted thermostat and coving to the ceiling as well as a chimney breast featuring a wall-mounted, contemporary coal-effect fire within. Further door leading into;

## KITCHEN 4.52m x 1.65m (14'10" x 5'5")

Fitted with a range of gloss base and wall units consisting of soft close cupboards and drawers underneath stone-effect work surfaces with metro tiled splashbacks. Appliances include a four ring ceramic 'Lamona' hob with extractor hood above, 'Belling' electric fan-assisted oven with grill, integrated 'Lamona' dishwasher and integrated washing machine as well as a composite 1 1/4 bowl sink and drainer with chrome mixer tap. UPVC double glazed window to the rear aspect as well as a matching obscure glazed door to the rear giving access to the rear garden, tiled floor covering and an under stair storage area featuring space and supply for an upright fridge

freezer and UPVC double glazed obscure window to the left aspect.

## FIRST FLOOR LANDING 2.08m x 0.8m (6'10" x 2'7")

UPVC double glazed window to the left aspect and doors leading to the bedrooms and bathroom at first floor.

## BEDROOM ONE 3.5m x 2.97m (11'6" x 9'8")

UPVC double glazed window to the front aspect, single panel radiator and a range of fitted wardrobe units featuring hanging rails and shelving within as well as a further bulkhead storage cupboard with hanging rail and shelf within.

## BEDROOM TWO 2.59m x 2.35m (8'6" x 7'8")

UPVC double glazed window to the rear aspect and a single panel radiator.

## BATHROOM 2.07m x 1.68m (6'10" x 5'6")

Fitted with a panel bath with chrome mixer tap and hand-held shower attachment, pedestal wash hand basin with chrome mixer tap and a low-level dual flush WC. UPVC double glazed obscure window to the rear aspect, single panel radiator, fully tiled walls and a tiled floor covering.







**NEWTON FALLOWELL**

## EXTERNALLY

The property is accessed from Merton Avenue by a shared driveway which runs along the left aspect of the property to the single garage as well as a timber gate accessing the rear garden. Featuring a garden to the front which is laid mainly to lawn and enclosed behind hedging top the right aspect. The rear garden is laid mainly to lawn and enclosed behind fencing to all aspects, featuring a small patio area immediately to the rear of the kitchen.

## GARAGE 6.09m x 2.76m (20'0" x 9'1")

Featuring power and lighting within as well as a steel up and over door to the front aspect.

## 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.



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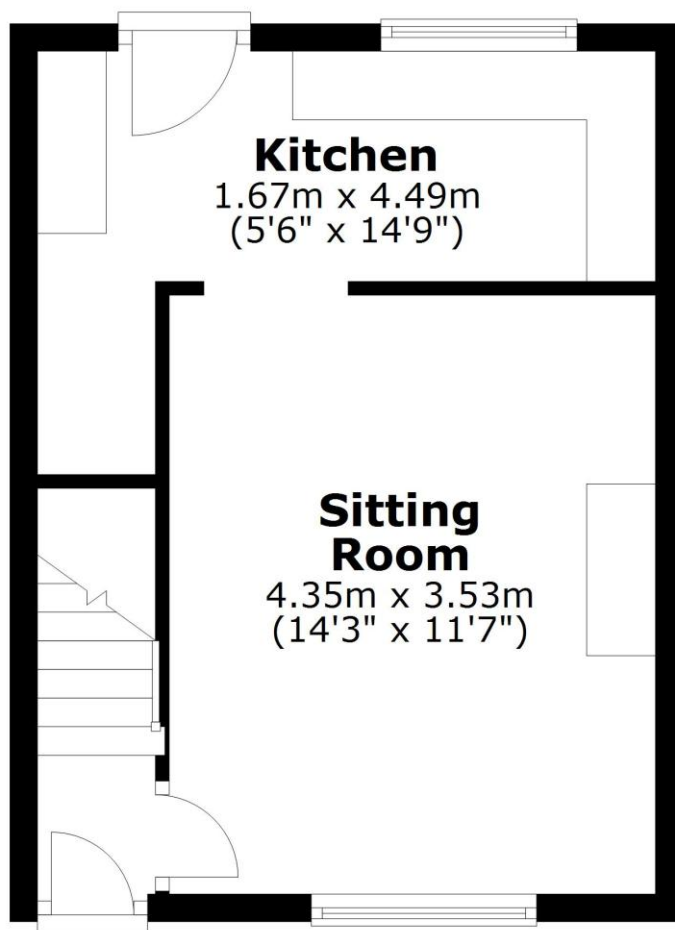
## SERVICES

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.



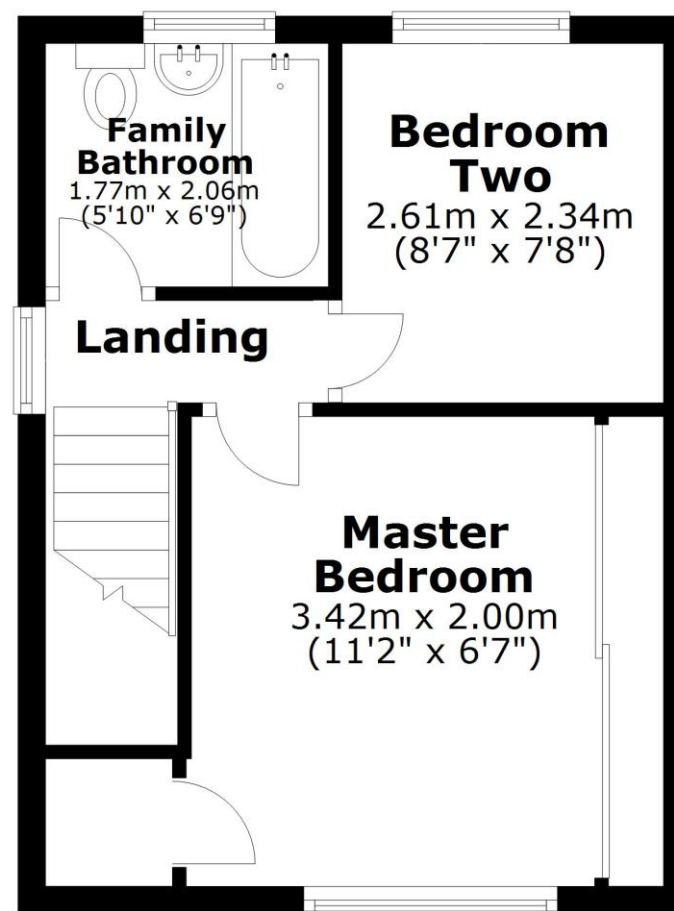
## Ground Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 sq. feet)



