



**Retford Road, Blyth Worksop S81 8HB**



**welcome to**

**Retford Road, Blyth Workson**

This SEMI DETACHED property in the highly DESIRABLE village of Blyth is a must view! With TWO BEDROOMS, TWO RECEPTION ROOMS, AMPLE PARKING and a GARAGE. POTENTIAL TO IMPROVE and make your own. Viewing highly recommended.



## Ground Floor Accommodation

### Lounge

13' 10" max x 11' 6" + Bay ( 4.22m max x 3.51m + Bay )  
This lovely lounge features a front facing double glazed bay window overlooking the garden. Coving to the ceiling, wall lights and a central heating radiator. French doors open up to the spacious dining room beyond making an ideal space for entertaining.

### Dining Room

17' 1" max x 11' 1" ( 5.21m max x 3.38m )  
Generous size dining room with a feature fireplace. Central heating radiator, side facing double glazed window, wall lights, dado rail and coving to the ceiling.

### Kitchen

10' 3" x 10' 2" ( 3.12m x 3.10m )  
Fitted with a good range of wall, base and display units with complimentary worktops and inset 1 1/2 bowl sink with drainer. Benefitting from integrated oven and hob, fridge/freezer and having space for a washing machine. Rear facing double glazed window, main entrance door, central heating radiator, tiled floor and splash backs.

### Conservatory

Lean to style with sliding patio door, facing the beautiful back garden.

## First Floor Accommodation

### Landing

The landing has potential to make a third bedroom. Featuring a rear and side facing double glazed window, central heating radiator, coving to the ceiling and loft access.

### Bedroom One

13' 8" max x 7' 11" plus wardrobe ( 4.17m max x 2.41m plus wardrobe )  
Double bedroom featuring a built in wardrobe and dresser. A front facing double glazed bay window, central heating radiator and coving on the ceilings.

### Bedroom Two

11' 4" x 9' 5" plus wardrobe ( 3.45m x 2.87m plus wardrobe )  
Second bedroom having a rear facing double glazed window, coving to the ceiling, and built in wardrobes/drawers.

### Bathroom

Bathroom fitted with a bath, wc and a wash hand basin. Side facing double glazed window, central heating radiator, recessed lights and tiling to the walls.

## External

Walled front garden with double wrought iron gates and ample parking to the driveway.  
The rear garden is of a good size with a large variety of plants shrubs and trees plus a spacious lawn area. Features include a raised pond, garden shed and green house. In addition, there is hedging to the perimeters which offer extra privacy.

## Garage

19' 11" x 10' 5" ( 6.07m x 3.17m )  
Situated at the top of the driveway with vehicular access and side courtesy door.

## Agents Notes

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved. It is our understanding that the property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

The current council tax band for this property is not listed but has been confirmed by our vendor as Band B.

We have been unable to verify if building regulation certification has been provided for the historic single story extension to the rear. Please speak with your conveyancer.



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## **Retford Road, Blyth Worksop**

- Well Presented Semi Detached House
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- Front and Rear Garden
- Plenty Of Potential To Improve

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107905 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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