

HUNTERS[®]

HERE TO GET *you* THERE



Galway Road

Bircotes, DN11 8BJ

Offers In The Region Of £160,000



Council Tax: A



21 Galway Road

Bircotes, DN11 8BJ

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DESCRIPTION

Briefly the property benefits from entrance hallway, two reception rooms, kitchen, utility and cloakroom on the ground floor and three bedrooms and bathroom on the first floor. There are gardens to the front and rear with a workshop and study/gym and off street parking for one vehicle. The property also benefits from gas central heating and double glazing.

Bircotes and Harworth is a town which has undergone significant regeneration recently and is ideally situated for commuting lying only a few minutes drive from the A1M and links to the motorway network whilst the east coast mainline is accessible via stations at Retford and the city of Doncaster. It has many amenities including an Asda superstore, Serlby Academy, Doctors surgery, library and post office, whilst the market town of Bawtry is close by and has a range of shops, boutiques, restaurants, pubs and the Crown Hotel.

ACCOMMODATION

The property is accessed via a white uPVC door with glass panel leading into:

ENTRANCE HALL

3'11" x 5'3" (1.21 x 1.62)

Providing access to the Lounge and Dining Room, stairs rising to the first floor accommodation, telephone point.

LOUNGE

12'4" x 11'4" (3.78 x 3.47)

Double doors to the rear elevation with glass panels to the side, t.v. point, downlighters, two vertical radiators.

DINING ROOM

12'1" x 10'11" (3.70 x 3.33)

Bay window to the front elevation and radiator.

KITCHEN

12'0" x 6'10" (3.68 x 2.09)

Fitted kitchen comprising wall and base units with complementary worktop, built in Indesit cooker and electric hob with extractor fan over, integrated fridge, stainless steel sink with mixer tap, vinyl flooring, window to the rear elevation and door into the side entrance accessing the utility and downstairs cloakroom. Further white uPVC door opening to the side entrance.

UTILITY ROOM

Plumbing and space for washing machine with worktop over.

DOWNSTAIRS CLOAKROOM

Half tiled with high comfort flush w.c., cupboard housing electric meter, window to the side elevation.

FIRST FLOOR LANDING

Providing access to the Bedrooms and Bathroom, loft access, cupboard housing Ideal Logic boiler, windows to the front and side elevations, electric wall heater.

BEDROOM 1

11'4" x 9'6" (3.47 x 2.91)

Built in cupboard, window to the rear elevation and radiator.

BEDROOM 2

9'7" x 10'5" (2.94 x 3.18)

Two built in cupboards, window to the front elevation and radiator.

BEDROOM 3

9'8" x 8'9" (2.95 x 2.68)

Window to the rear elevation and radiator.

BATHROOM

7'7" x 4'6" (2.33 x 1.39)

Tiled throughout with matching white suite comprising panel bath with shower over, pedestal wash hand basin, low level flush w.c., vanity unit, extractor fan, chrome towel radiator and obscure window to the rear elevation.

EXTERNALLY

The rear garden is laid mainly to lawn with stone chip and paving plus borders with gated access to the front and benefits from an outside sink with hot water supply and two useful outbuildings.

The front garden is laid to lawn and mature shrubs, drive allowing off road parking for one vehicle.

GYM/STUDY

8'7" x 15'9" (2.62 x 4.82)

Accessed via a uPVC door with glass panel, Insulated, power and lighting, windows to the front and rear elevation.

WORKSHOP

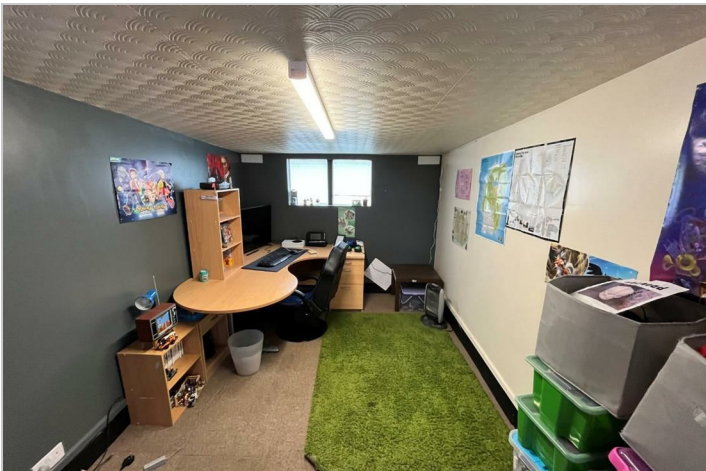
21'11" x 16'0" (6.70 x 4.88)

With sheet metal frontage, power and lighting.

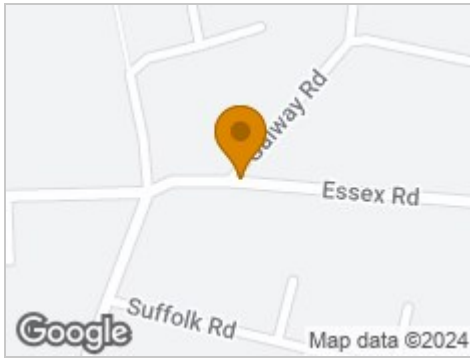
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD



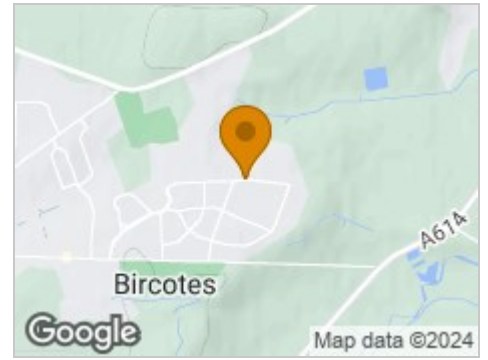
Road Map



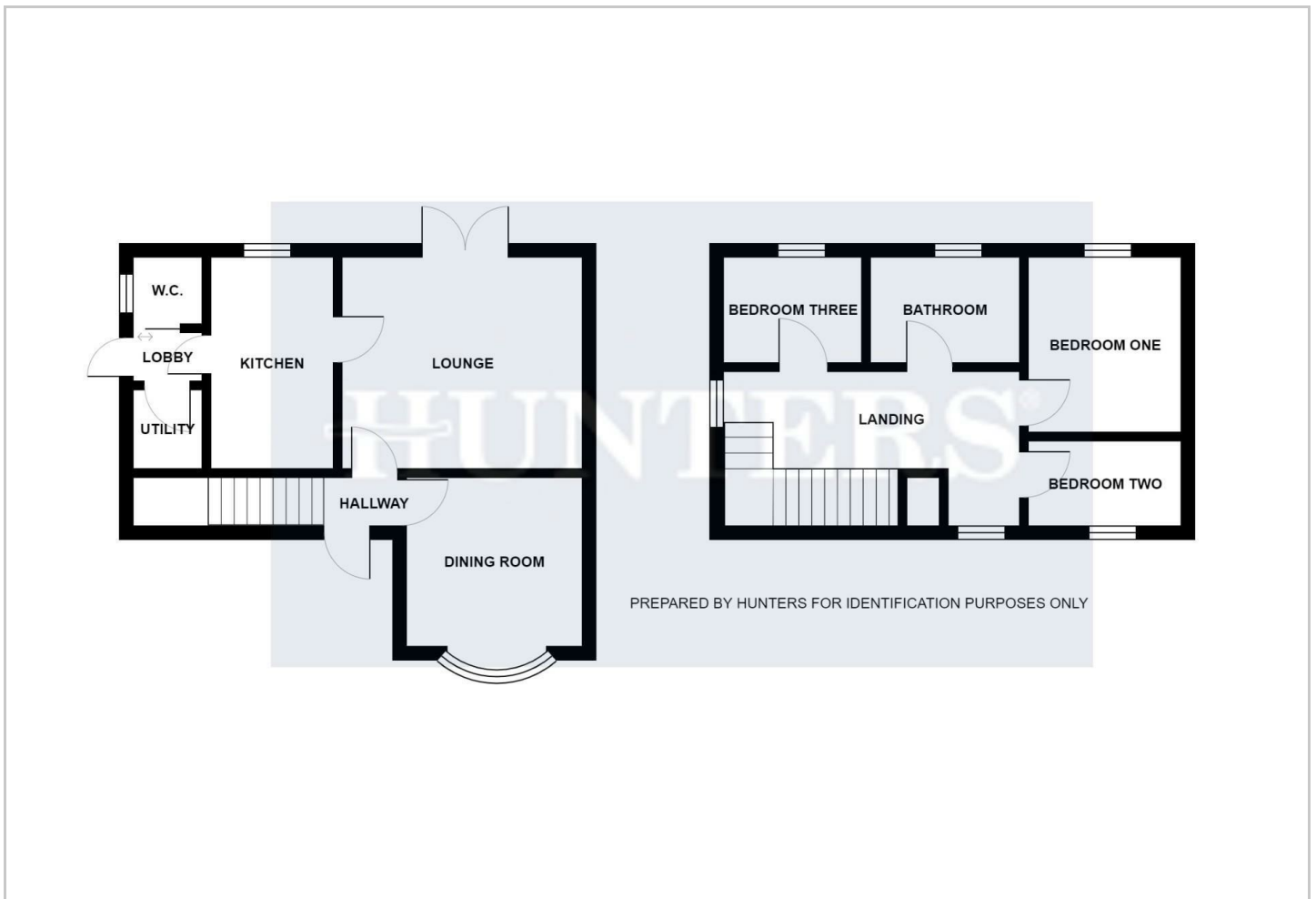
Hybrid Map



Terrain Map



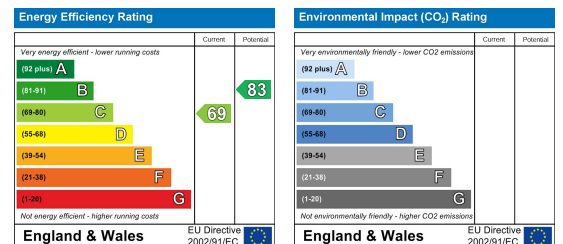
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.