

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

24 River Close, Retford



- Popular Cul-De-Sac Position • Three Well Proportioned Bedrooms
- Enclosed Rear Garden • Separate Single Garage
- Early Viewing Highly Recommended

Situated at the head of the cul-de-sac is this three bedroom semi-detached family house. In need of some modernisation, but benefitting from a good sized plot in a very popular residential location and with excellent views over the rear enclosed garden.

In summary the property comprises of entrance hallway, lounge diner, kitchen, three first floor bedrooms and a family bathroom. To the front of the property there is a lawned garden and a good sized driveway leading to a separate brick built garage. To the rear of property there is a well established and private garden.

Early viewing is highly recommended to fully appreciate the potential of this family home.

£180,000

24 River Close, Retford, DN22 6TE

Entrance Hallway 5'9" x 5'4" (1.75m x 1.63m)

With a Upvc entrance door, central heating radiator and stairs to the first floor.

Lounge/Diner

23'3" x 12'7" Narrowing to 9'6"
(7.09m x 3.84m Narrowing to 2.90m)

A full length lounge/diner, with a feature fire place, brick surround, tiled hearth and two central heating radiators.



Kitchen 9'4" x 7'5" (2.84m x 2.26m)

With fitted units including high level, base & drawer units, stainless steel sink, drainer and mixer tap, and tiled splashbacks. Built in extractor fan, central heating radiator and the central heating boiler fitted December 2024 with a ten year warranty. Under stairs storage cupboard and door to the rear garden.



First Floor Landing

Side UPVC window, airing cupboard with hot water tank and loft hatch.

Bedroom One 11'6" x 9'2" (3.51m x 2.79m)

Overlooking the rear garden, with fantastic views over the fields. Built in wardrobes and central heating radiators.



Bedroom Two 11'5" x 9'2" (3.48m x 2.79m)

Overlooking the front gardens and central heating radiator.



Bedroom Three 9' x 6'6" (2.74m x 1.98)

Overlooking the front of the property, built in wardrobes and central heating radiator.



Family Bathroom

With fully tiled walls, panelled bath with mains stainless steel shower unit, pedestal hand basin, WC, coving to the ceiling, extractor fan and a central heating radiator.



Outside

To the front of the property there is a lawned garden and good sized driveway leading to the separate brick built garage.
Side access gate leading to the private rear garden which is well established and with open field views.



Garage

A detached brick built garage with up & over door, side entrance door and with power laid on.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.