



**Merton Avenue, Retford DN22 7RG**



**welcome to**

**Merton Avenue, Retford**

**\*\*IDEAL FIRST TIME BUYER PROPERTY\*\*** Well presented two bedroom semi detached property with extended kitchen, good sized lounge and two well proportioned bedrooms. Enclosed lawned rear garden and driveway for off street parking. Situated in a popular residential area to the fringes of Retford.



### Entrance Porch

Double glazed front door and mosaic tiled flooring.

### Entrance Hall

Central heating radiator and staircase leading to first floor.

### Lounge

14' 1" x 11' 9" ( 4.29m x 3.58m )

Feature chimney breast with limestone tiling and inset niche. Coving to the ceiling, laminate flooring, central heating radiator and double glazed window to the front.

### Kitchen

12' 6" max x 14' 9" max ( 3.81m max x 4.50m max )

Extended L shaped kitchen area fitted with a comprehensive range of grey shaker style wall and base units, complementary work surfaces and 1 1/2 ceramic sink and drainer unit. Integrated appliances including electric oven and induction hob with extractor above. Space for washing machine and fridge freezer. Under stairs storage, central heating radiator, porcelain floor tiling and double glazed window to the rear.

### Rear Porch

Tiled flooring and double glazed door.

### Landing

Staircase from the hallway leading to the landing with loft access and double glazed window.

### Bedroom One

11' 11" x 11' 6" ( 3.63m x 3.51m )

Modern decor with over the stairs storage and tank cupboard. Laminate flooring, central heating radiator and double glazed window to the front.

### Bedroom Two

8' 6" x 7' 9" ( 2.59m x 2.36m )

Neutral decor with coving to the ceiling, central heating radiator and double glazed window to the rear.

### Bathroom

6' 8" x 5' 9" ( 2.03m x 1.75m )

Fitted with white suite including wc, wash hand basin and bath with aqua boarding splash back. Laminate flooring, central heating radiator and double glazed window.

### Front Garden

Open graveled area to the front.

### Parking

Generous driveway to the front of the property.

### Rear Garden

Enclosed lawned garden with paved patio area and raised beds.



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## Merton Avenue, Retford

- IDEAL FIRST TIME BUYER PROPERTY
- Modern two bedroom semi detached property
- Extended kitchen with breakfast area and light and airy lounge
- Two well proportioned bedrooms
- Enclosed rear garden with patio area

Tenure: Freehold EPC Rating: E

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD107724 - 0003

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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.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**