



**3 Canalside Wharf Wharf Road, Retford DN22 6JL**

**welcome to**

### **3 Canalside Wharf Wharf Road, Retford**

A contemporary three bedroom townhouse built to a high specification to enhance the already appealing living space on offer. The history of the iconic building has been retained by exposing original features and is ideally positioned next to the Chesterfield Canal.



### Entrance Lobby

A spacious entrance lobby with a central heating radiator and stairs leading to the first floor.

### Ground Floor Bedroom

7' 9" x 6' ( 2.36m x 1.83m )

Central heating radiator and a double glazed window.

### Ground Floor Bathroom

8' x 5' 9" ( 2.44m x 1.75m )

Fitted with a w.c., wash hand basin with built in vanity unit, double ended bath tub and heated towel rail.

### Utility

8' 2" x 5' 7" ( 2.49m x 1.70m )

Fitted with base units with worksurafces above, stainless steel sink and drainer, plumbing for a washing machine and a wall mounted boiler.

### First Floor Landing

A glass and oak staircase leads to the second floor.

### Bedroom One

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed window and an electric central heating radiator.

### Bedroom Two

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed sash window and an electric central heating radiator.

### Shower Room

Fitted with a w.c., wash hand basin with vanity unit, shower cubicle and heated towel rail.

### Open Plan Living Kitchen

24' 11" x 11' 3" ( 7.59m x 3.43m )

A glass and oak staircase leads to this superb double aspect space which incorporates living space with an open vaulted ceiling, original exposed roof trusses and beams, dual aspect double glazed windows and two roof light windows. The kitchen area has a range of high gloss white wall and base units with solid granite working surfaces, tiled splashbacks and a sink and drainer. Comprehensive appliances including oven and induction hob with an extractor, fridge, freezer and dishwasher a glass and oak staircase leads to dual aspect double glazed windows and two roof light windows.

### Parking

Allocated parking space accessed through electric intercom gates.



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### **3 Canalside Wharf Wharf Road, Retford**

- Contemporary three bedroom town house overlooking the Chesterfield Canal
- Spacious entrance lobby, ground floor bedroom, bathroom and useful utility
- Two first floor bedrooms and a shower room
- Superb open plan kitchen, living and dining room
- Allocated parking accessed through electric intercom gates

Tenure: Freehold EPC Rating: C

Council Tax Band: B

## **£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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