



18 Whitehall Road, Retford, DN22
6HX



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£110,000



KEY FEATURES

- NO UPWARD CHAIN
- CLOSE TO THE TOWN CENTRE
- TWO BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- EPC RATING TBC
- FREEHOLD





This well-presented terraced house located in Retford, Nottinghamshire, offers a practical and inviting living space ideal for a range of purchasers. The property comprises two bedrooms and one bathroom, providing comfortable accommodation that suits both individuals and small families. With two public rooms, including a dedicated lounge and a separate dining room, the home allows for flexible use, whether for entertaining guests or creating a relaxing retreat. The kitchen is conveniently positioned, serving as the hub for daily living. Gas central heating is installed throughout, promoting efficiency and warmth during the cooler seasons. The tenure is freehold, offering long-term security to the owner. The house is available without an upward chain, presenting an effortless transition for prospective buyers seeking a straightforward purchase process.

The property further benefits from a private rear garden, ensuring valuable outdoor space for recreation, gardening, or leisure activities. There have also been recent improvements made to the property's roofs. Parking is available on the street, accommodating residents and visitors alike. The property is within close proximity to the town centre, affording easy access to local amenities, shops, and services. An EPC rating is currently to be confirmed.

Local area

Retford, situated in Nottinghamshire, is a well-connected market town known for its established community and convenient local facilities. Residents benefit from a comprehensive range of shops, supermarkets, schools, and healthcare providers, as well as accessible transport links by road and rail. The town's location provides straightforward connectivity to surrounding areas, while the blend of commercial and recreational facilities supports a balanced lifestyle.

Living Room 3.71m x 3.51m (12'2" x 11'6")

A cosy and inviting space featuring a wood-burning stove with surround, TV point, panel radiator, and a double glazed bay-style window to the front aspect. Accessed via a UPVC entrance door with double glazed obscure glass and matching side panel.

Dining Room 3.03m x 3.3m (9'11" x 10'10")

A well-proportioned room with French doors and double glazed windows opening onto the rear garden. Includes a panel radiator, useful storage cupboard, and a wood-burning stove set within a brick hearth and surround.

Kitchen 3.53m x 1.52m (11'7" x 5'0")

Fitted with floor-mounted units and wood-effect worktops. Incorporates a sink with mixer tap, space for a freestanding oven, and space and plumbing for both a washing machine and slimline dishwasher. Finished with a double glazed window to the side aspect and a panel radiator.



Bathroom 2.99m x 1.58m (9'10" x 5'2")

Comprising a panel bath with mixer tap and shower attachment, pedestal wash hand basin, and low flush WC. Also benefits from a new Velux window, double glazed window, and houses the Ideal Instinct boiler.

Bedroom One 3.74m x 3.47m (12'4" x 11'5")

A spacious double bedroom with a double glazed window to the front aspect, panel radiator, and feature fireplace.

Bedroom Two 3.35m x 3.15m (11'0" x 10'4")

Another generous bedroom with a double glazed window to the rear aspect, panel radiator, feature fireplace, and built-in storage cupboard. Provides access

Externally

Front of the property

The front of the property has a small fenced, paved front garden with UPVC front door with obscured double glazed window and matching sidelight.

Rear Garden

A private and enclosed garden with a small lawn and patio area, ideal for outdoor seating. There is also a side gate at the rear, perfect for bin access through the rear of the neighbouring properties.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these



particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

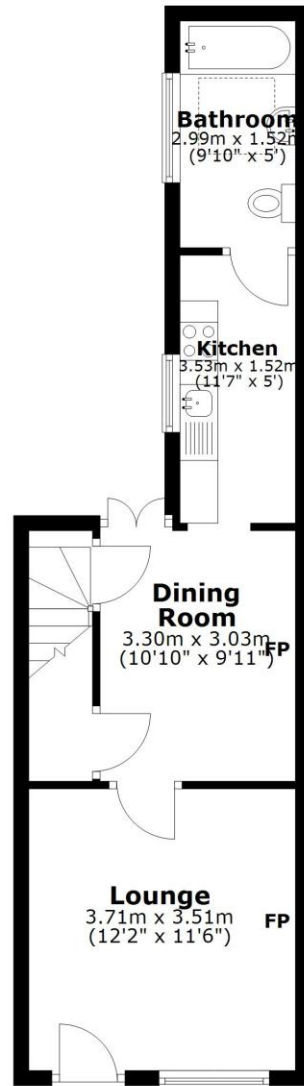
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



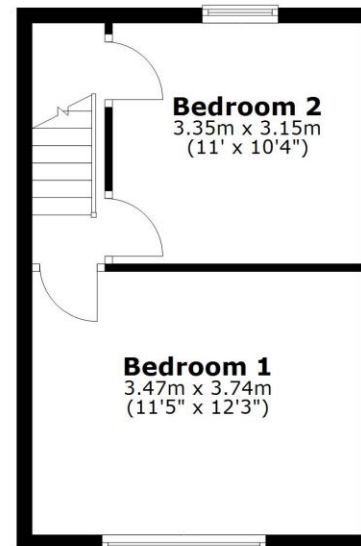
Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.2 sq. feet)



Total area: approx. 61.8 sq. metres (664.9 sq. feet)

