



8 Birkdale Grove, Retford, DN22  
7DS



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£225,000

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### KEY FEATURES

- NO UPWARD CHAIN
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- KITCHEN
- LOUNGE
- CONVERSATORY
- EPC RATING C
- FREEHOLD





This beautifully maintained property at 8 Birkdale Grove offers a highly practical layout and versatile living spaces that are perfect for modern life. The ground floor features a comfortable lounge and a bright, triple-aspect conservatory, complemented by a functional kitchen ready for daily use. The home provides ample accommodation with three bedrooms, all serviced by a modern bathroom that includes a corner quadrant shower unit. Outside, the property is surrounded by attractive, private, and enclosed wrap-around gardens and benefits from the convenience of a detached garage.

### Entrance Hallway

Accessed via a UPVC door with double-glazed obscure glass and matching side lights. Includes a single-panel radiator, an

airing cupboard with the boiler, and a further storage cupboard.

### Kitchen 2.56m x 2.52m (8'5" x 8'4")

Fitted with floor and wall-mounted cupboards, an electric oven, a four-ring gas hob, and a sink with a mixer tap and drainer. There is space and plumbing for a washing machine and space for a freestanding tumble dryer. It features a double-glazed window to the side aspect.

### Lounge 3.39m x 5.87m (11'1" x 19'4")

Features an electric fire, a TV point, and two single-panel radiators, with double-glazed windows to the front and side aspects.

### Bedroom One 2.54m x 4.01m (8'4" x 13'2")

Features floor-to-ceiling fitted storage, a single-panel radiator, and a double-glazed window to the rear aspect.

### Bedroom Two 2m x 2.29m (6'7" x 7'6")

Includes floor-to-ceiling fitted storage, a single-panel radiator, and a double-glazed window to the side aspect. Access to the loft is provided from this room.

### Bedroom Three 2.56m x 2.31m (8'5" x 7'7")





A separate reception area with a single-panel radiator and a double-glazed window to the front aspect.

### Bathroom 1.64m x 1.95m (5'5" x 6'5")

Features a single-flush WC, an obscure glass window to the side aspect, a wall-mounted heated towel rail, and a wash handbasin on a vanity unit. It includes a corner quadrant shower unit with a wall-mounted electric shower, controls, and a showerhead.

### Conservatory 2.73m x 2.79m (9'0" x 9'2")

A bright, triple-aspect room with double-glazed windows and a double-panel radiator, carpeted throughout. A double-glazed door leads outside.

### Gardens & Grounds

The gardens are private and enclosed, featuring a lawned area that wraps around the property. A small pond and a garden path lead from the driveway to the front of the property. The property benefits from a detached garage with a double-glazed window.

### 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.

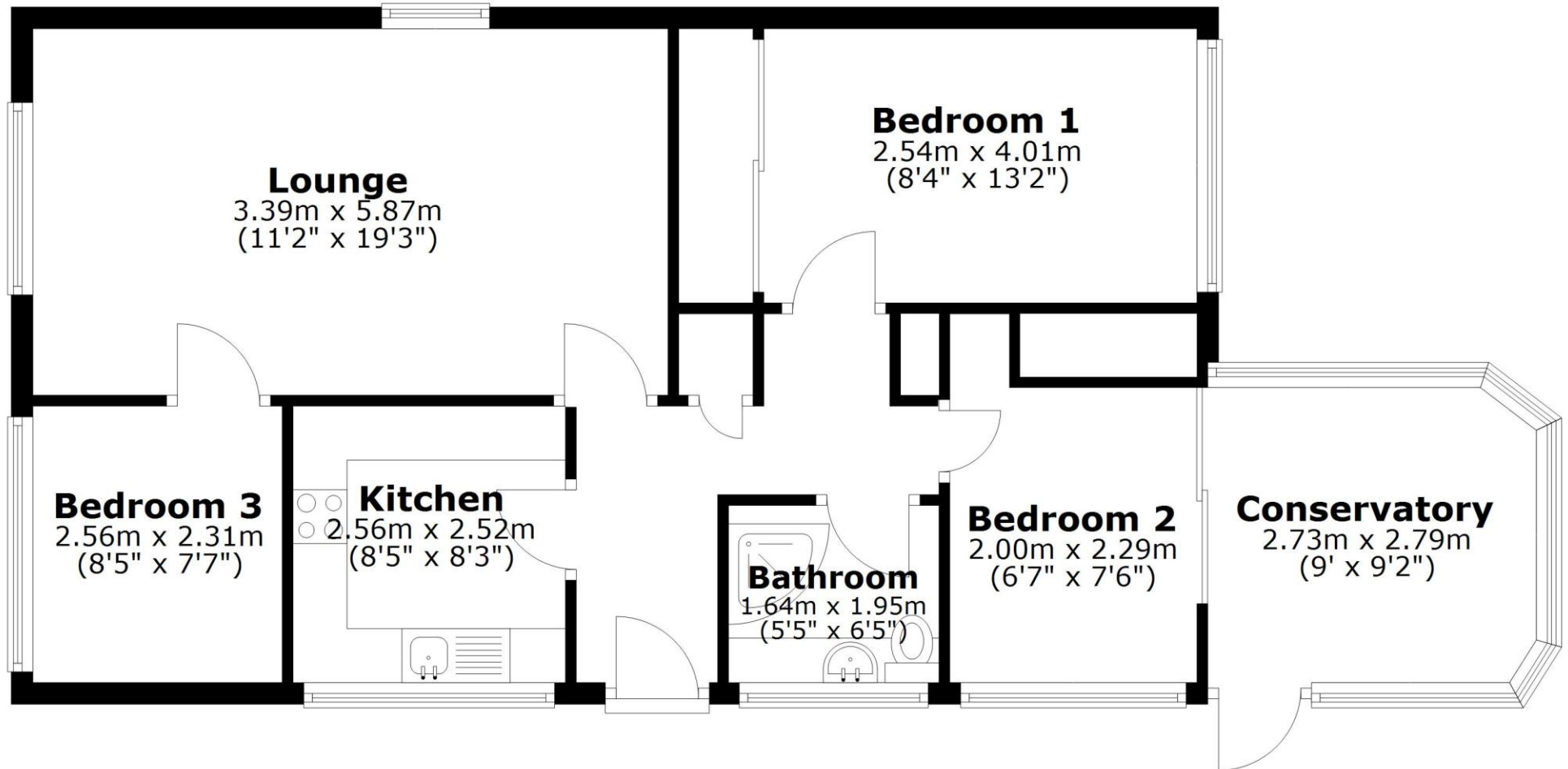
## Services

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.

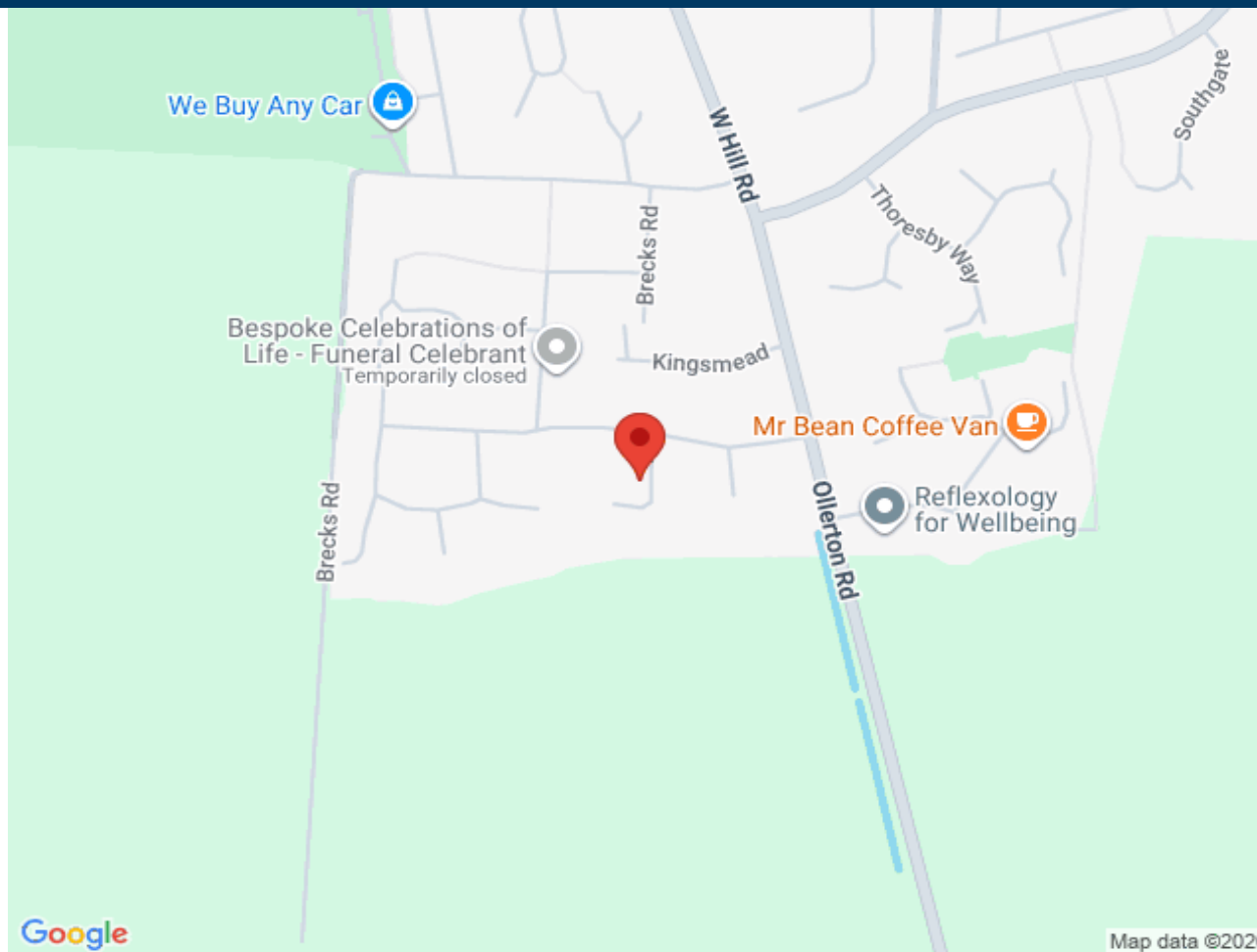


## Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

