BURGIN ATKINSON
& COMPANY

139 Galway Crescent

, Retford, DN22 7YR

Offers In The Region Of £165,000

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3 BEDROOM SEMI DETACHED PROPERTY - NO ONWARD CHAIN - IDEAL LOCATION - WELL PRESENTED THROUGHOUT - OFF STREET PARKING - EASILY MAINTAINED REAR GARDEN - IDEAL STARTER HOME OR INVESTMENT PROPERTY - EPC C

Description

This very well presented property is ideally located in Hallcroft, Retford offering local amenities on hand together with the Elizabethan Secondary School. Town centre amenities are within easy access.

The home begins in the welcoming entrance hall which leads into the light and airy living room. The refitted kitchen is spacious and open plan offering a dining area. To the ground floor is also a modern w/c. To the first floor, you will find the master bedroom, a second double bedroom and a third good sized bedroom. The main family bathroom is also modern and contains a bath with overhead rainfall shower, toilet and hand wash basin.

Externally, there is a spacious driveway to the front of the property providing off street parking and to the rear is an enclosed garden which is mostly laid to lawn with a patio area.

To book a viewing, call us on 01777 712611.

Kitchen Diner 11'4" x 16'4" (3.47 x 4.99)

Living Room 17'0" x 13'0" (5.19 x 3.97)

Ground Floor W/C 4'11" x 2'9" (1.51 x 0.86)

Master Bedroom 12'2" x 9'7" (3.72 x 2.94)

Bedroom Two 12'9" x 10'4" (3.89 x 3.15)

Bedroom Three 9'9" x 5'10" (2.98 x 1.78)

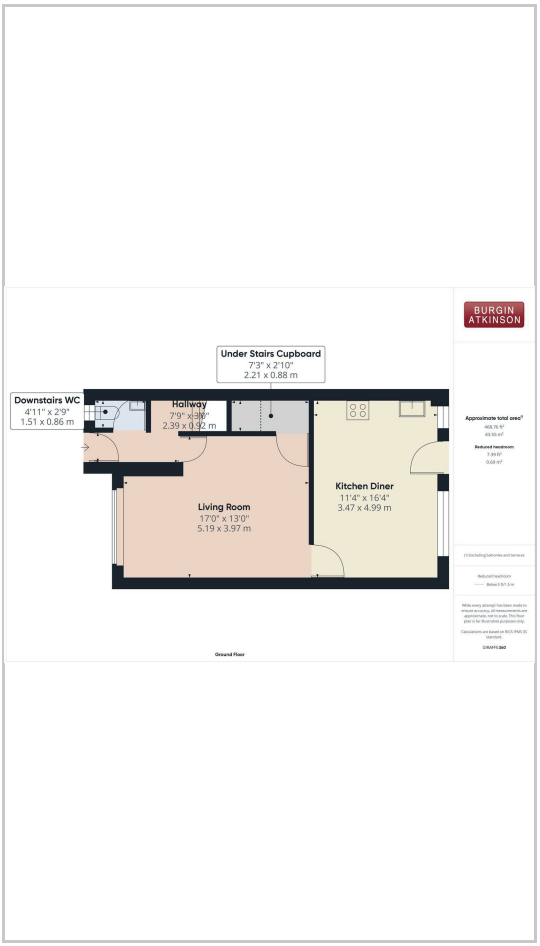
Family Bathroom 9'1" x 6'7" (2.78 x 2.01)

General Remarks & Stipulations

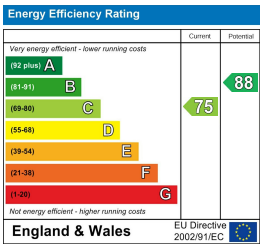
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

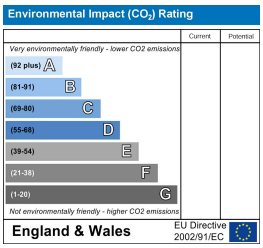
Area Map

Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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