



79 Trent Street, Retford, DN22 6NG



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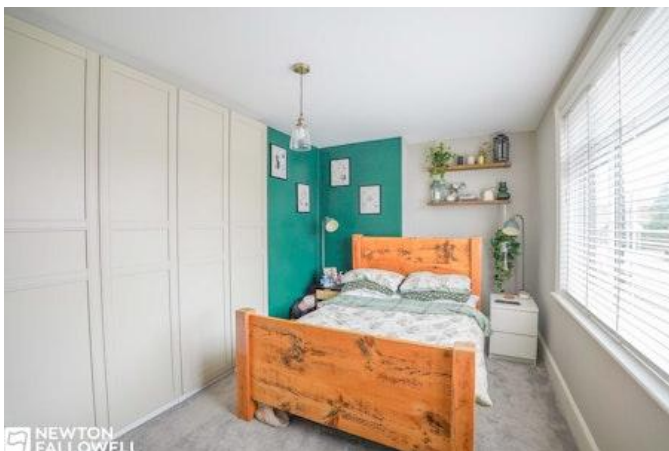
£200,000



KEY FEATURES

- POPULAR LOCATION CLOSE TO TOWN CENTRE
- GOOD TRANSPORT LINKS
- THREE BEDROOMS
- KITCHEN DINER
- DOWNSTAIRS W.C
- LOUNGE
- EPC RATING 'TBC'
- FREEHOLD





This semi-detached house presents an appealing opportunity for those seeking comfortable family living in Retford, Nottinghamshire. The property benefits from three well-proportioned bedrooms and offers a thoughtfully arranged floor plan that accommodates modern lifestyles. A key feature is the inviting lounge, providing a versatile space for relaxation or entertaining. The kitchen diner is well-suited for family meals and gatherings, complemented by direct access to the private and spacious rear garden, offering potential for outdoor leisure and recreation. In addition, the property includes a convenient downstairs W.C, further enhancing everyday functionality.

The accommodation enjoys gas central heating throughout, contributing to an energy-efficient environment. Off-road parking is provided via a private driveway with space for two vehicles, ensuring convenience for residents and visitors alike. The property is offered on a freehold basis. The EPC rating is 'TBC.'

Local area

Retford is a well-established Nottinghamshire town known for its range of amenities and services. The location of this property affords easy access to the bustling town centre, where residents will find a variety of shops, cafes, and

essential facilities. The area is also noted for its good transport links, making it suitable for commuters and families alike. The surrounding neighbourhood offers a blend of residential convenience and local character, contributing to the property's overall appeal.

Entrance Hallway

Accessed via a UPVC entrance door with obscure double glazed glass and matching side panel. The hallway provides access to the ground floor accommodation and features stairs rising to the first floor.

Lounge 4.72m x 4.7m (15'6" x 15'5")

A comfortable reception room with double glazed windows to the front aspect, allowing plenty of natural light. The room benefits from carpeted flooring, a TV point and a feature wood burner, creating a cosy focal point.

Kitchen 3.18m x 5.19m (10'5" x 17'0")

Fitted with a range of floor and wall mounted cabinets and finished with LVT flooring. The kitchen includes an integrated oven, electric hob with extractor, and a sink with drainer and mixer tap. There is space for a fridge freezer and additional space with plumbing for an under-counter washing machine. A tall wall-mounted radiator is also present. Double glazed windows and doors open onto the rear patio area.

Downstairs WC

Comprising a low flush WC and wall-mounted wash hand basin.

First Floor Landing



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Providing access to all first-floor accommodation, the landing is carpeted throughout and includes a loft hatch.

Bedroom One 3.22m x 4.42m (10'7" x 14'6")

A well-proportioned bedroom with double glazed window to the front aspect, fitted storage cupboards, panel radiator, TV point and carpeted flooring.

Bedroom Two 3.28m x 2.74m (10'10" x 9'0")

Featuring a double glazed window to the rear aspect, panel radiator, TV point and carpeted flooring.

Bedroom Three 2.57m x 2.54m (8'5" x 8'4")

With a double glazed window to the rear aspect, panel radiator, TV point and carpeted flooring.

Bathroom 1.99m x 1.55m (6'6" x 5'1")

Fitted with a panel bath with wall-mounted shower controls and shower head, low flush WC, and a wall-mounted wash hand basin with mixer tap. The room also benefits from a wall-mounted heated towel rail and an obscure double glazed window to the side aspect.

Externally

Front of the property
Driveway for two vehicles.

Rear Garden

A private and enclosed rear garden featuring a patio area ideal for outdoor entertaining, a generous lawn, and a large shed/summer house with decking.

External Access

Side access runs from the front of the property to the rear garden via a pathway.



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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.

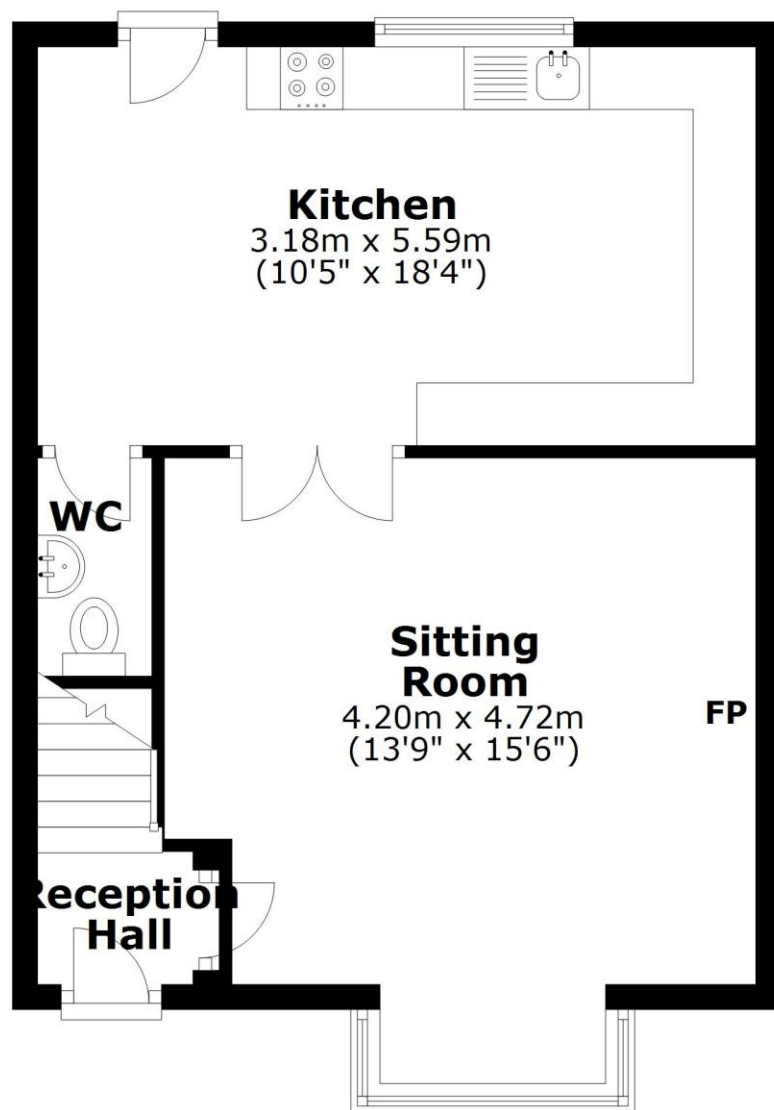
Services

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.



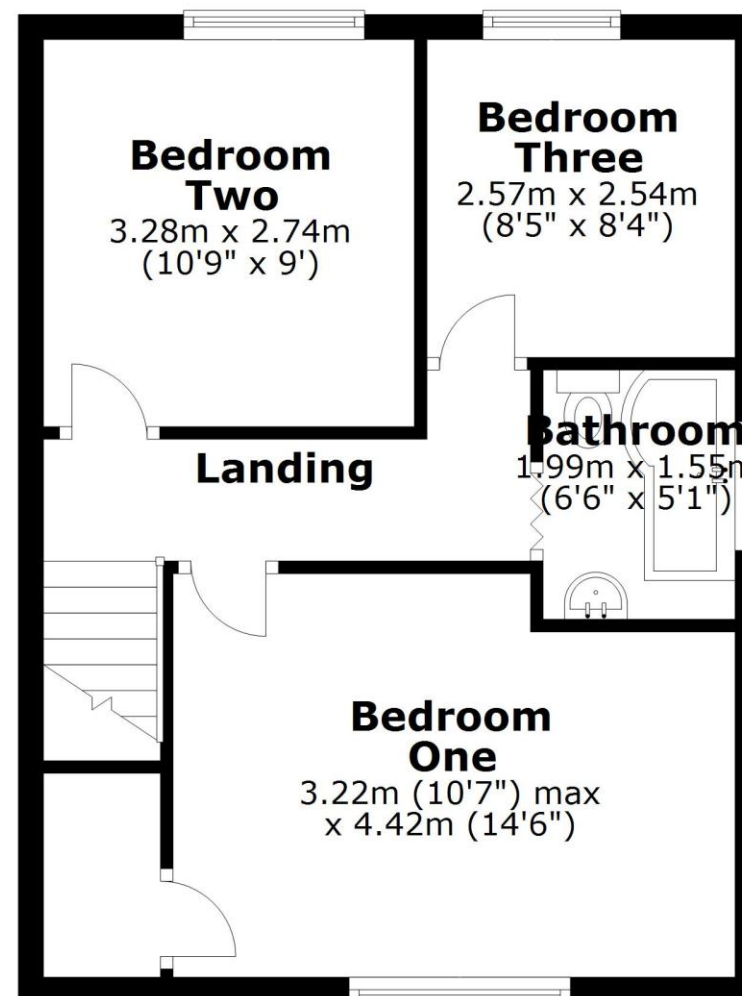
Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

