



## HALLCROFT ROAD, RETFORD

A two double bedroom mid-terraced house close to the town centre and local amenities. Two reception rooms, good sized bathroom, plus a long rear garden with off road parking to the end.

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**£145,000 freehold**

**BROWN & CO**

Property and Business Consultants

# 92 HALLCROFT ROAD, RETFORD, NOTTINGHAMSHIRE DN22 7LQ

## LOCATION

Hallcroft Road is close to the heart of the town centre which provides comprehensive shopping, Leisure and recreational facilities as well as local schools. The town has a mainline railway station on the London to Edinburgh line, as well as local parks within comfortable distance. Morrisons superstore is within a stones throw, as are local shops on Hallcroft Road.

## ACCOMMODATION

uPVC door to

**SITTING ROOM 13'1" x 11'5" (3.97m x 3.50m)** front aspect double glazed window, feature fireplace with tiled hearth, tv aerial lead, period skirtings. Door to

**DINING ROOM 13'1" x 11'4" (3.97m x 3.47m)** excluding door recess. Understairs cupboard, rear aspect double glazed window, door and stairs to first floor. Polished fire surround with coal effect gas fire, tiled hearth, meter cupboard and door to

**KITCHEN 9'8" x 5'9" (2.99m x 1.80m)** side aspect double gazed window, a good range of base and wall mounted cupboard and drawer units Single stainless steel sink/drain unit with mixer tap, space for cooker, working surfaces and part tiled walls. Half glazed door to

**UTILITY ROOM 9'3" x 6'5" (2.82m x 1.98m)** brick base, double glazed windows, polycarbonate ceiling, half gazed door to garden. Space and plumbing for washing machine and two further appliances, working surfaces.

First floor landing with doors to

**BEDROOM ONE 13'1" x 11'5" (3.97m x 3.50m)** front aspect double glazed window, feature fireplace.

**BEDROOM TWO 11'42 x 9'9" (3.47m x 3.00m)** rear aspect double glazed window, over stairs cupboard with access to the roof void, tv aerial lead.

**SHOWER ROOM 9'8" x 5'10" (2.98m x 1.82m)** obscure rear aspect double gazed window, walk in shower cubicle with glazed screen, tiled walls and mains fed shower. Pedestal hand basin, low level wc. Part tiled walls, towel rail/radiator, Storage cupboard housing wall mounted gas fired central heating combination boiler.

## OUTSIDE

**FRONT** is fenced and walled and slated for low maintenance.

**REAR GARDEN** is fenced to all sides, mainly lawned with some shrubs. **OFF ROAD PARKING** with access via Hallcroft Avenue.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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.

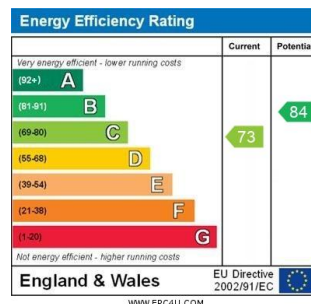
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in March 2026.



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.