

# BURGIN ATKINSON

& C O M P A N Y



## 33 Birchcroft Road

, Retford, DN22 7ZD

**Offers Over £200,000**



THREE STOREY SEMI DETACHED HOME - NO ONWARD CHAIN - SPACIOUS KITCHEN DINER AND SUNROOM TO THE GROUND FLOOR - MASTER BEDROOM WITH EN-SUITE AND 2 FURTHER DOUBLE BEDROOMS - ANCLOSED REAR GARDEN - DRIVEWAY + GARAGE



## Description

This very well presented property is located on Birchcroft Road, Retford. Birchcroft Road is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, the property opens into a welcoming entrance hall leading through to a generous kitchen-diner. The kitchen is fitted with an integrated electric oven, gas hob with extractor hood above, and offers plumbing for both a washing machine and dishwasher, along with space for a fridge-freezer. Sliding patio doors provide access into the conservatory, creating a bright and versatile additional living space. The ground floor also benefits from a useful utility room and a convenient WC.

To the first floor is the main bedroom, complete with an en-suite bathroom, along with a spacious living room featuring two windows that allow an abundance of natural light to flood the space.

The second floor comprises two further double bedrooms, with bedroom two benefiting from fitted wardrobes. The family bathroom is fitted with a bath with overhead shower, hand wash basin and WC.

Externally, the rear garden is generous in size and features a paved patio area, lawn, and is fully enclosed with fencing. To the front of the property is a driveway providing access to the garage, along with a lawned garden area to the side.

To arrange a viewing, please contact us on 01777 712611.

**Kitchen Diner 15'8" x 11'3" (4.79 x 3.45)**

**Sun Room 13'7" x 7'8" (4.16 x 2.35)**

**W/C 2'11" x 6'1" (0.89 x 1.87)**

**Utility Room 8'7" x 7'7" (2.63 x 2.32)**

**Living Room 15'10" x 11'5" (4.83 x 3.49)**

**Bedroom One 9'3" x 11'3" (2.84 x 3.44)**

**En-Suite 6'11" x 4'7" (2.13 x 1.41)**

**Bedroom Two 12'4" x 9'7" (3.76 x 2.94)**

**Bedroom Three 8'4" x 9'8" (2.55 x 2.97)**

**Bathroom 7'1" x 6'5" (2.18 x 1.98)**

## 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 C.

Services: Mains water, electricity and drainage are connected along with an 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.

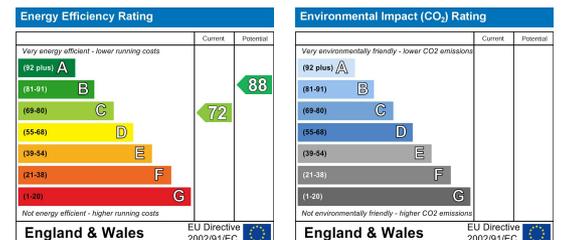
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.