



55 Dominie Cross Road, Retford,  
DN22 6NH



3



1



1

£162,000



## KEY FEATURES

- \*\*\* LEGAL FEES PAID \*\*\*
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN
- FAMILY BATHROOM
- NEAR TOWN CENTRE
- EPC RATING TBC
- FREEHOLD





This well-presented three-bedroom terraced house offers an attractive opportunity for those seeking a comfortable and conveniently situated residence in Retford, Nottinghamshire. The property features a modern kitchen, designed to meet contemporary requirements, providing ample space for food preparation and storage. The spacious lounge diner allows for both relaxation and entertaining guests, with an open layout that complements family living. Accommodation comprises three well-proportioned bedrooms, ensuring sufficient space for residents or guests alike. The family bathroom is thoughtfully appointed, delivering functionality and style. This property further benefits from gas central heating, supporting a comfortable environment throughout changing seasons. The private garden offers a welcome space for outdoor enjoyment, whether for leisure or gardening activities. On-street parking is available for the convenience of residents and visitors. Notable practical features include freehold tenure, affording greater long-term security. The property is offered with no upward chain, facilitating a straightforward purchasing process. Enhanced by its good access to transport links, this residence ensures easy connectivity to surrounding amenities and destinations. The EPC rating is 'TBC'.

convenience, making it a desirable residential location. With reliable transport connections and easy access to further destinations within Nottinghamshire and beyond, residents will find the area practical for both daily life and commuting.

#### Entrance hall

UPVC door with obscured glass opening into an entrance hall with stairs leading to the first floor.

#### Lounge 3.45m x 3.94m (11'4" x 12'11")

Curved bay window with double glazed glass, panel radiator, multifuel stove with surround, wood effect LVT flooring throughout.

#### Dining Area 3.5m x 3.9m (11'6" x 12'10")

LVT wood effect flooring throughout, panel radiator and double glazed window to the rear.

#### Kitchen 4.6m x 2.5m (15'1" x 8'2")

Floor and wall mounted cupboards, integrated electric fan assisted oven, sink with drainer and mixer tap, undercounter space with plumbing for a freestanding washing machine, undercounter space for a freestanding tumble dryer, space for fridge freezer and integrated dishwasher. There is a cupboard for additional storage under the stairs, a double glazed window to the rear aspect as well as a UPVC door with double glazed glass providing entry to the rear courtyard style garden.

#### Bedroom One 4.5m x 3.9m (14'10" x 12'10")

Double glazed window to front aspect, panel radiator and carpeted throughout,

#### Bedroom Two 2.7m x 2.6m (8'11" x 8'6")

Double glazed window to rear aspect, panel radiator and carpeted throughout,

#### Bedroom Three 2.8m x 3.9m (9'2" x 12'10")

Double glazed window to rear aspect, panel radiator and carpeted throughout,

#### Bathroom 1.6m x 1.8m (5'2" x 5'11")

#### Local area

Located near the town centre of Retford, this terraced house benefits from proximity to a range of amenities, including shops, services, and public transport options. Retford offers a blend of historic charm and modern





Double glazed obscured glass window to side aspect, panel bath with wall mounted shower head and shower controls, wall mounted heated towel rail, dual flush WC and Wash Hand Basin. Full tiled throughout.

### Externally

The front of the property has a side path leading to a gate providing access to the rear garden. The front has a decorative brick wall providing some privacy from the road.

The rear garden is a courtyard style with large laid patio area and small store. Private and enclosed.

### 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

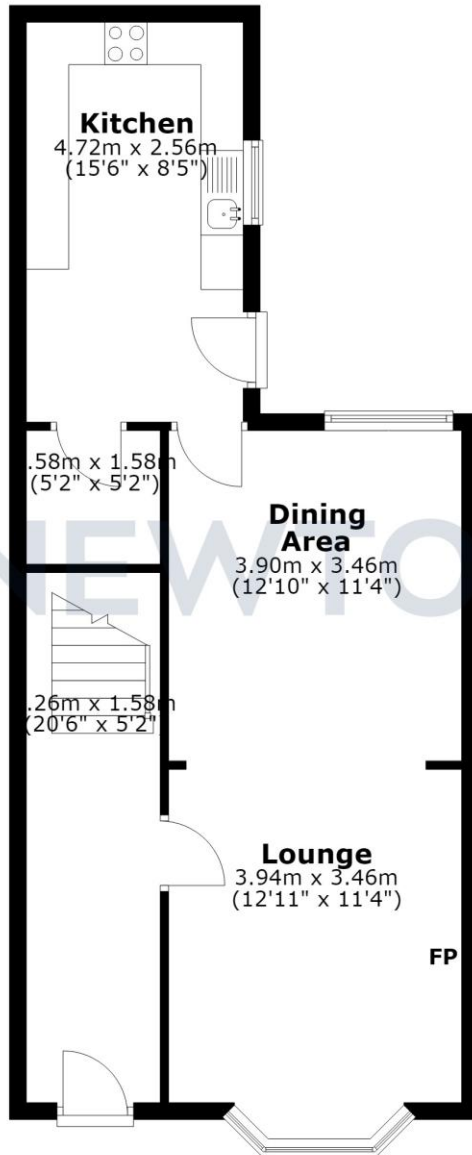
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





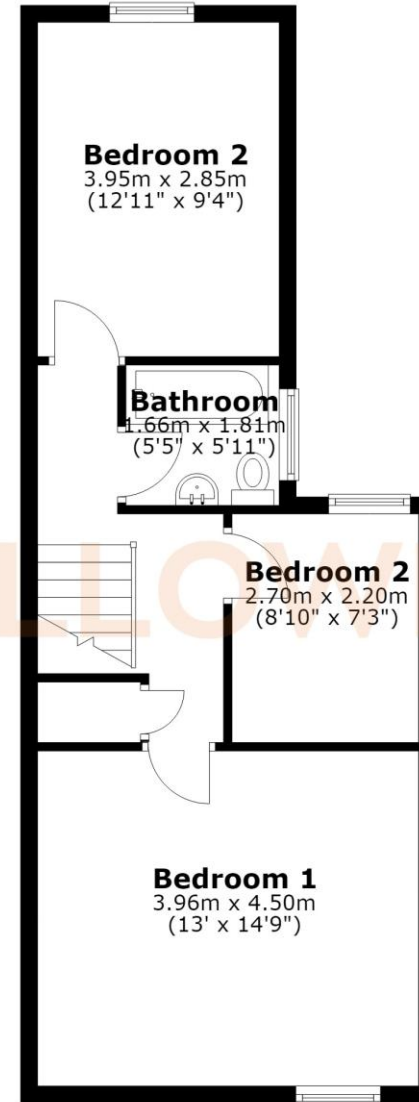
### Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 100.3 sq. metres (1080.0 sq. feet)

