



Firth Road, Retford DN22 7YS

welcome to

Firth Road, Retford

A spacious and well-presented three-bedroom semi-detached home, offering versatile and modern living accommodation. Open plan kitchen, dining and living area creating a social space for both everyday living and entertaining. Enclosed rear garden providing a private outdoor area ideal for relaxation.



Entrance Porch

LVT flooring, central heating radiator and double glazed window to the front.

Shower Room

Fitted with wc, wash hand basin, shower cubicle, tiled flooring and extractor fan.

Living Room

Modern decor with coving to the ceiling, central heating radiator and double glazed window to the front.

Kitchen/Dining Area

Fitted with a range of wall and base units, work surfaces with sink and drainer. Integrated appliances including gas hob and electric oven. Space for under counter fridge freezer and washing machine. Under stairs storage which has the fuse board in, double glazed french doors to the conservatory, double glazed window to the rear and double glazed door to the side.

Conservatory

Exposed brickwork to one wall, central heating radiator, double glazed windows and double glazed french doors opening out onto the rear garden.

Landing

Stairs leading to the landing with double glazed window.

Bedroom One

Central heating radiator and double glazed window to the rear.

Bedroom Two

Central heating radiator and double glazed window to the front.

Bedroom Three

Central heating radiator and double glazed window to the front.

Bathroom

Fitted with wc, wash hand basin, shower and bath. Laminate flooring, extractor fan and double glazed window to the rear.

Exterior

Rear garden area with astro turf, patio area, fencing to the side and gate to the rear for access.

Garage

Up and over door.

Parking

Off street parking.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Firth Road, Retford

- Well presented three bedroom semi detached family property
- Spacious open plan living accommodation
- Ground floor shower room with bathroom upstairs, ideal for family living
- Conservatory with doors leading out onto the rear garden
- Enclosed rear garden ideal for entertaining or relaxing

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110725 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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