



## Albert Road

, Retford, DN22 6JB

Offers over £115,000



**NO UPWARD CHAIN** - This delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home ideal for a first time buyer or investor. Two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining.

The house features two cosy bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The end terrace design not only enhances the property's appeal but also offers a sense of privacy and a pleasant outdoor space. The location on Albert Road is ideal, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

This property is perfect for first-time buyers or those looking to downsize, offering a blend of comfort and convenience in a sought-after area. With its charming features and prime location, this end terrace house is a must-see for anyone looking to make Retford their home.



**Description**

**NO UPWARD CHAIN** - This two bedroom, two reception room end terrace design not only enhances the property's appeal but also offers a sense of privacy and a pleasant outdoor space. The location on Albert Road is ideal, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

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**Lounge 12'2" x 10'11" (3.73m x 3.35m)**

The property is entered into the lounge with laminate flooring, front facing upvc window, radiator and a centre feature of a inset fire with stones.

**Diner 10'2" x 9'4" (3.10m x 2.87m)**

Leading through from the lounge into the open plan dining area with the continuation of the laminate flooring, radiator, access to the stairs and kitchen.

**Kitchen 11'4" x 7'1" (3.47m x 2.16m)**

The kitchen has a range of wall and base Chestnut effect units with worktop and drinks station with units below, circular bowl and drainer, space for a gas cooker, undercounter fridge and freezer and washing machine. Part tiled walls and recess lighting. Access into the rear garden.

**Stairs & Landing**

With carpet to the first floor landing.

**Bedroom One 12'5" x 11'2" (3.80m x 3.42m)**

A front facing double bedroom with carpet, radiator and upvc window.

**Bedroom Two 10'2" x 6'6" (3.12m x 2.00m)**

A double bedroom rear facing with carpet and radiator.

**Bathroom 9'10",75'5" x 5'5" (3,23m x 1.67m)**

A fully tiled bathroom with a white three piece suite comprising of bath, wc and hand basin.

**Outside**

The rear garden has been design for an easy life with low maintenance astro turf, pebbled area and can be accessed through the kitchen or via a tarmac pathway which leads along the right side of the property accessing the rear garden via a timber gate.

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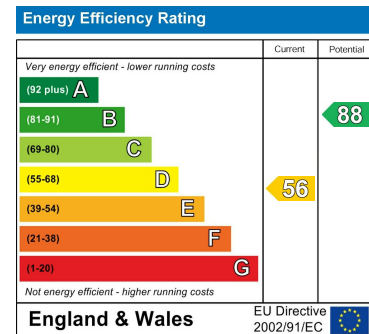
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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