



49 WHINNEY MOOR WAY RETFORD

A very nicely presented three bedroom, modern detached home on a good corner plot with ample parking, modern kitchen and bathroom and located close to local schools. Town centre of Retford is within comfortable distance providing comprehensive facilities as well as a mainline railway station which is within easy access as well.

£200,000

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

BROWN & CO

Property and Business Consultants

49 WHINNEY MOOR WAY, RETFORD, DN22 7BL

LOCATION

Whinney Moor Way is located within comfortable distance of Retford town centre with comprehensive shopping, recreational and leisure facilities. The mainline railway station is also close by on the London to Edinburgh intercity link and Thrumpton Lane Primary School is within walking distance. No. 28 is situated near a small central green on this popular favoured development.

ACCOMMODATION

Half glazed door to

ENTRANCE PORCH with part obscured slimline window, half glazed door into

LOUNGE 15'7" x 14'6" (4.77m x 4.45m) two front aspect double glazed bay windows, grey coloured feature fireplace with gas living flame coal effect fire and grey raised hearth, moulded skirtings, recessed lighting, TV and telephone points. Half glazed stable door into

KITCHEN DINING ROOM 14'6" x 8'4" (4.45m x 2.57m) with two double glazed windows overlooking the garden, half glazed door leading into the garden. A good range of handle less cream and grey coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, built in electric oven with four ring electric hob with stainless steel splashback and extractor canopy over. Space for upright fridge freezer, ample wood effect working surfaces with matching upstands, cupboard housing wall mounted gas fired central heating boiler. Recessed lighting, wood effect flooring. The dining area has a door to under stairs storage cupboard. Wood effect flooring.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void, side aspect double glazed window, recessed lighting.

BEDROOM ONE 14'0" x 8'3" (4.28m x 2.54m) two front aspect double glazed windows, part wood panelled walls, spotlighting, TV aerial lead.

BEDROOM TWO 10'0" x 7'9" (3.09m x 2.40m) two rear aspect double glazed windows overlooking the garden.

BEDROOM THREE 10'0" x 6'0" (3.09m x 1.85m) maximum dimensions, front aspect double glazed window. Built in over stairs storage cupboard/wardrobe with hanging space and shelving. Recessed lighting,

REFITTED BATHROOM rear aspect obscure double glazed window, white three piece suite with wood panel enclosed bath, mains fed shower with glass shower screen. Contemporary low level wc and matching pedestal hand basin with mixer tap. Chrome towel rail radiator, recessed lighting and part tiled walls.

OUTSIDE

The front has been block paved for ease of maintenance in a herringbone style and provides parking for 2-3 vehicles. There is a gate giving access to the larger than average garden for this type of property which is fenced and walled. L-shaped paved sandstone path, one of which leads to the rear of the plot which gives you a square paved patio, railway sleeper raised shrub beds and borders. A good area of lawn, further shrub border, external lighting and water supply.

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: 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.

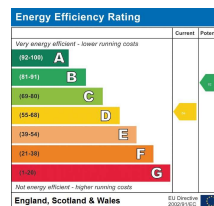
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

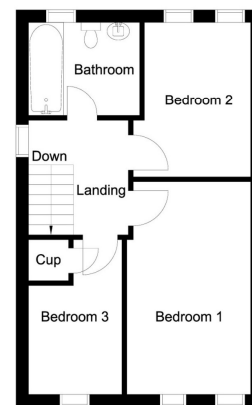
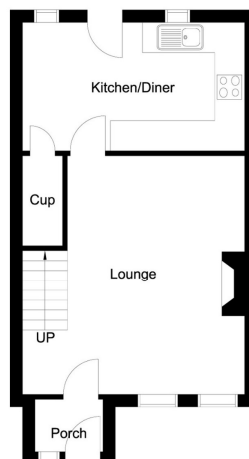
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in January 2023.



Ground Floor

First Floor



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