



54 WHARNCLIFFE ROAD RETFORD

A three bedroom semi detached family home being sold for the first time since built. The property benefits from a long driveway, concrete sectional garage and a large garden. The property could benefit from some modernisation but there is the possibility, subject to all necessary consents, to extend to increase the accommodation throughout.

£160,000

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BROWN & CO

Property and Business Consultants

54 WHARNCLIFFE ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7RJ

LOCATION

Wharncliffe Road is located in the suburb of Ordsall which provides a good selection of local amenities including post office, Spar convenience store and local Co-Op store. There are schools for all age groups close by including Retford Oaks Academy. The mainline railway station on the London to Edinburgh intercity link is also within comfortable distance.

DIRECTIONS

What3words///money.forest.privately

ACCOMMODATION

UPVC door to

PORCH with double glazed windows, polycarbonate ceiling, wall light points, obscure glazed door into

ENTRANCE HALL with stairs to landing. Small paned glazed door to

LOUNGE 15'6" x 11'9" (4.76m x 3.62m) front aspect double glazed picture window. Fitted coal effect gas living flame fire with back boiler on marble hearth and tiled insert with painted wood surround. Fitted corner TV cabinet with TV aerial lead. Central ceiling rose, small paned glazed door to

DINING ROOM 12'7" x 10'7" (3.88m x 3.27m) with quarry tiled raised fireplace with hearth and fitted electric fire. Slimline cupboard with niche above. TV aerial point with corner fitted cupboard, single glazed door into sunroom.

KITCHEN 10'10" x 5'8" (3.35m x 1.76m) side aspect double glazed window and rear aspect single glazed door into the Sunroom. A range of base and wall mounted cupboard and drawer units, 1 1/4 sink drainer unit with mixer tap, space for freestanding cooker and two further appliances. Working surfaces with small breakfast bar, part tiled walls.

SUNROOM 15'4" x 5'6" (4.70m x 1.71m) brick base with single glazed windows. Plumbing for washing machine.. Obscure door into garden.

FIRST FLOOR

LANDING with side aspect double glazed window. Access to roof void. Built in airing cupboard with lagged hot water cylinder, fitted immersion and shelving.

BEDROOM ONE 12'8" x 12'0" (3.89m x 3.66m) maximum dimensions, front aspect double glazed window. Built in bedroom furniture incorporating kneehole dressing table unit with drawers.

BEDROOM TWO 12'8" x 10'8" (3.89m x 3.28m) maximum dimensions, rear aspect double glazed window with views to the

garden.

BEDROOM THREE 8'10" x 7'7" (2.74m x 2.34m) front aspect double glazed window. Over stairs bulkhead with lift up door for additional storage.

BATHROOM rear aspect obscure double glazed window. Coloured panel enclosed bath with mains fed shower over and glazed screen. Coloured pedestal hand basin and white low level wc. Wall mounted mirror. Tiled walls.

OUTSIDE

The property is accessed on a small spur off Wharncliffe Road in this cul de sac. The garden has a dropped kerb giving access to the long driveway with parking for several vehicles. The front garden has a good area of sculptured lawn with established shrubs, hedging and picket style fence. The driveway leads towards the rear garden and in turn leads to a concrete sectional **GARAGE** (in need of some repair) with up and over door. The garden is fenced to all sides and of a very good size. Good area of lawn with some established shrub, flower beds and borders.

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 A. **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 April 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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