



## 53 UNION STREET RETFORD

A split level, duplex apartment in the heart of Retford town centre offering dual aspect open plan living kitchen dining space, second floor bedroom as well as ample storage and the benefit of an integral single garage. Subject to planning, the property could be converted into a three storey town house but provides good lock up and leave accommodation.

**£125,000**

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

**BROWN & CO**

Property and Business Consultants



# 53 UNION STREET, RETFORD, DN22 6LB

## LOCATION

Union Street is located just off Grove Street within comfortable walking distance of the town centre and all the amenities within. The mainline railway station is within walking distance on the London to Edinburgh intercity link. Good access to the west to the A1 and to the wider motorway network. There is good access to the Chesterfield Canal for walks as well as Kings Park and all the local supermarkets.

## DIRECTIONS

What3words///tricks.factories.master

## ACCOMMODATION

Electrically operated roller shutter garage door with high level window leading into **GARAGE 16'2" x 11'8" (4.95m x 3.61m)** with power and light. Half glazed UPVC door into

**ENTRANCE HALL** with ceramic tiled flooring and matching skirtings, turning staircase with under stairs storage area to first floor, stripped wooden door giving access to walk in wardrobe with hanging space. Step down into

**UTILITY/STORAGE CUPBOARD 11'9" x 4'8" (3.62m x 1.45m)** space and plumbing for washing machine and 1/2 additional appliances, wall mounted gas fired central heating boiler. Working surfaces, ceramic tiled floor and matching skirtings. Additional hanging and shelving, extractor.

Stairs to **FIRST FLOOR LANDING** with exposed brick walls, ceiling timbers, front aspect double glazed picture window. Old fashioned style radiator. Wood effect flooring, TV and telephone points. Wall light points. Stripped wooden windowsill.

**LIVING AREA 12'2" x 10'6" (3.72m x 3.23m)**

**KITCHEN AREA 11'5" x 8'8" (3.51m x 2.67m)** range of low level base cupboard units with 1 ¼ stainless steel sink drainer unit with mixer tap. Space for free standing cooker, stainless steel extractor and upright fridge freezer. Working surfaces, part tiled walls. Rear aspect double glazed Velux style window. Door to additional storage cupboard/pantry. Step down to

**BATHROOM 12'3" x 3'10" (3.75m x 1.21m)** rear aspect Velux double glazed window. Three piece white suite comprising panel enclosed bath with mixer taps. Mains fed shower over with bifold screen. Tiled walls, rectangular vanity unit with soft close white high gloss drawers below and mixer tap. Low level wc, part tiled walls, ceramic tiled flooring with tiled skirtings and contemporary radiator. Recessed lighting and extractor.

**MEZZANINE BEDROOM 11'5" x 11'8" (3.51m x 3.60m)** side aspect double glazed window. Exposed ceiling timbers, recessed lighting.

## 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.

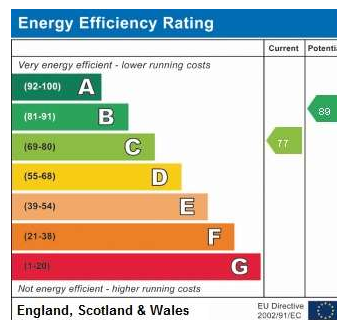
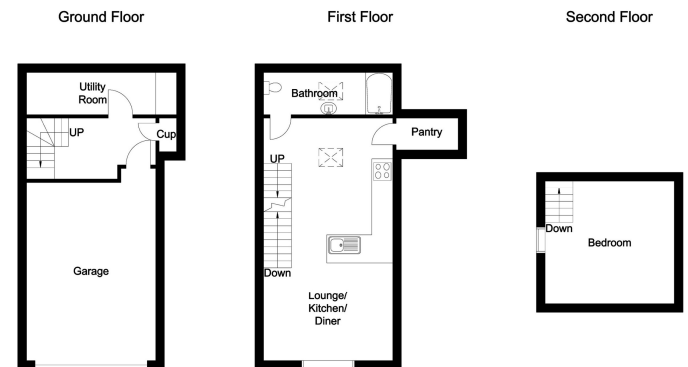
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 March 2024.



## IMPORTANT NOTICES

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