55 WEST HILL ROAD, RETFORD

£139,950

BROWN & Co

55 WEST HILL ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7RR

DESCRIPTION

A very well presented two bedroom semi detached house with dual aspect lounge, modern fitted kitchen/ dining room plus conservatory. Attractive gardens, long driveway and garage. (Please note this property was originally a three bedroom but was reconfigured by the current owners).

LOCATION

West Hill Road is located close to the suburb of Ordsall which provides a good selection of local amenities including post office, Spar convenience store and local Co-Op store. The main town centre is within comfortable distance. 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. There is some green space available for dog walking and bus services available from West Hill Road.

DIRECTIONS

From Grove Street, proceed through the Market Square and drive along Bridgegate. At the roundabout, turn left onto Hospital Road. At the next roundabout proceed straight ahead and at the next mini roundabout turn left onto Ordsall Road. This then becomes West Hill Road and number 55 is on the left hand side just after the school playing fields.

ACCOMMODATION

Covered entrance with part glazed UPVC door to

ENTRANCE HALLWAY with stairs to first floor landing, central heating thermostat and doors to

LOUNGE 19'2" x 9'10" (5.84m x 3.04m) dual aspect with front aspect oriel bay double glazed window to front garden, feature beech fire surround with pebble effect electric living flame fire set on marble effect hearth with matching insert, TV point, telephone point, central ceiling rose, sealed unit double glazed French doors into conservatory, return door which is also accessible from the hallway to

KITCHEN DINING ROOM 18'8" x 12'3" (5.72m x 3.76m)
Dining Area front aspect with double glazed picture window overlooking the front garden, moulded skirtings, telephone point, opening into

Kitchen Area rear aspect with double glazed window to the garden, half glazed door leading into the conservatory, under stairs storage cupboard which is tiled. A good range of high gloss white coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with contemporary mixer taps, space and plumbing below for washing machine and space for tumble dryer, built in Hotpoint electric oven with four ring induction hob with extractor above, space for freestanding fridge, ample working surfaces, part tiled walls, concealed lighting to the wall cupboard, ceramic tiled flooring, recessed downlighting, door to

CONSERVATORY 12'6" x 9'6" (3.83m x 2.93m) floor to ceiling double glazed windows, doubled glazed French doors, polycarbonate roof with central fan/light, radiator, tiled flooring, TV point.

FIRST FLOOR

GALLERY STYLE LANDING rear aspect double glazed window, access to roof void, central ceiling rose.

BEDROOM ONE 18'8" x 10'7" (5.72m x 3.27m) dual aspect double glazed windows to front and rear, dado rail, TV aerial lead, built in wardrobes with mirror fronted doors with ample hanging and shelving space.

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BEDROOM TWO 10’2” x 9’4” (3.12m x 2.87m) measured to front of built in wardrobes with mirror fronted sliding doors, front aspect double glazed window,

BATHROOM 9’0” x 7’0” (2.75m x 2.17m) with rear aspect obscure double glazed window, four piece white suite with UPVC panel enclosed bath with handheld mixer tap/shower attachment, low level wc, pedestal hand basin, tile enclosed shower cubicle with bi-fold glazed screen with Triton T80si electric shower, tiled walls. Built in boiler cupboard with wall mounted gas fired central heating combination boiler.

OUTSIDE

The front of the property is walled and fenced to all sides with iron railings and double wrought iron ornate gates into driveway with space for two vehicles. The front garden has been stoned with steps and path to the front door, slightly raised shrub and flower borders. Double wooden gates giving access to the rear garden and further driveway with space for several vehicles which leads to concrete sectional DETACHED SINGLE GARAGE with up and over door, light and power. Additional shed to the side.

The rear garden is fenced to all sides and is attractively laid and set into three areas with raised tiled patio with brick wall surround and steps down to the garden and driveway. The first part of the garden has been pebbled with central shrub bed and border to the side, external lighting and water supply. Wooden style picket fencing and wooden pergola leading into the second part of the garden which is predominantly lawned with shrub, flower beds and borders. To the rear of the plot there is a further small paved patio and concrete area for storage.

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 finalising 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.

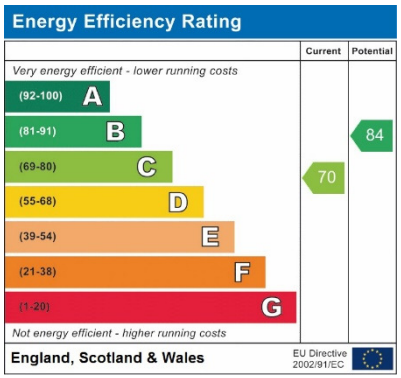
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 specialise 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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in November 2020.



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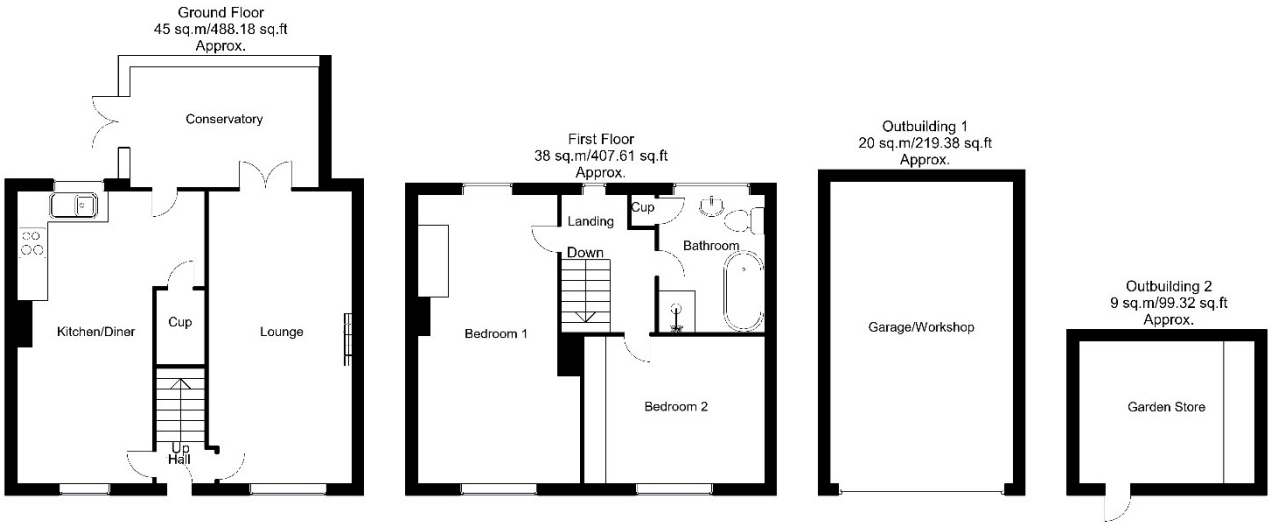

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