



## Galway Crescent, Retford, DN22

**£125,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

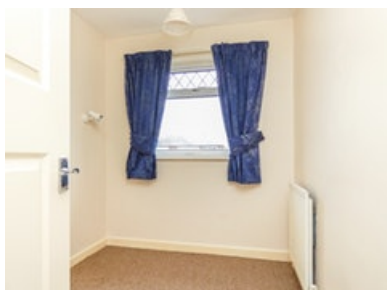
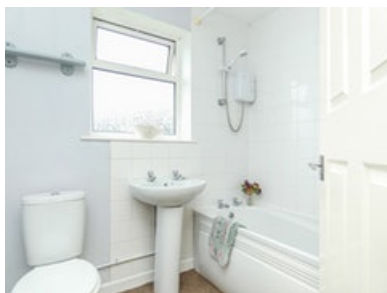
\*\*\*THREE BEDROOMS\*\*\*GARAGE\*\*\*ENCLOSED GARDEN\*\*\*NO UPWARD CHAIN\*\*\* We are delighted to offer for sale this well presented and spacious three bedroom home with NO UPWARD CHAIN perfect for first time buyer. The ground floor comprises of; Entrance Hall UPVC door and side panel to front eleva

## Key features:

- no upward chain
- garage
- enclosed rear garden
- easy access to A1 & local amenities
- two double bedrooms

## Extra info:

- **Property Age:** 43 years
- **Council Tax:** Band a (£1308.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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We are delighted to offer for sale this well presented and spacious three bedroom home with NO UPWARD CHAIN perfect for first time buyer.

**The ground floor comprises of;**

#### **Entrance Hall**

UPVC door and side panel to front elevation, central heating radiator, stairs to the first floor.

#### **Lounge: 4.17m x 3.96m (13'8" x 13")**

UPVC double glazing window to front elevation, central heating radiator, coving to the ceiling and hearth with wooden surround.

#### **Dining Room: 2.97m x 2.62m (9'7" x 8'7")**

Double glazed patio doors to rear elevation, ceiling light, central heating radiator and sliding doors to Kitchen.

#### **Kitchen: 2.74m x 2.36m (7'9" x 9")**

Reno Latte fitted kitchen, with wall mounted and base units with rolled edge work surfaces, stainless steel sink, tiled splash backs, UPVC double glazed window to rear elevation, UPVC obscure door to side elevation, spacious under stairs pantry.

**The first floor offers;**

**Three bedrooms two of which are double in size and a family bathroom.**

#### **Bedroom 1: 3.45m x 3.10m (11'4" x 10'2")**

UPVC double glazed window to front elevation, central heating radiator.

#### **Bedroom 2: 3.25m x 2.82m (9'3" x 10'8")**

UPVC double glazed window to back elevation, central heating radiator.

#### **Bedroom 3: 2.44m x 1.96m (8'1" x 6'8")**

UPVC double glazed window to front elevation, central heating radiator, wall light point.

#### **Bathroom**

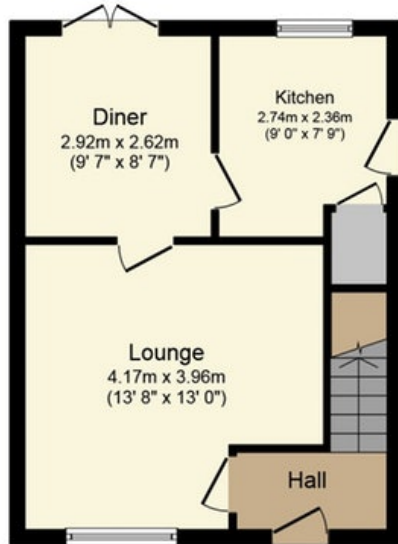
White suite comprising of low flush toilet, pedestal wash basin, panel bath, UPVC double glazed window to the rear elevation, central heating radiator.

To the rear there is a low maintenance enclosed garden with garage and ample parking to the front.

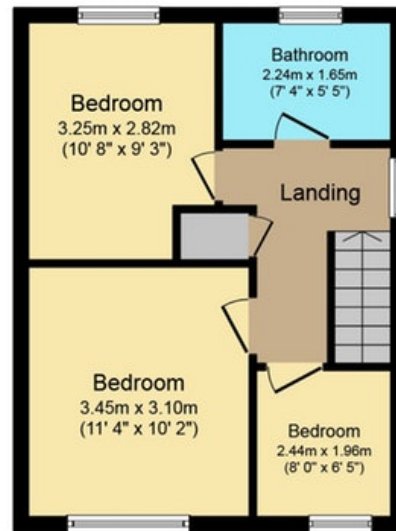
Internal viewing is essential to avoid missing out on this superb home!

please note that this property backs on to a train line, the noise is minimal and could be vastly improved with triple glazing to the rear.

## Floor plan:



**Ground Floor**  
Floor area 35.0 sq. m. (377 sq. ft.) approx

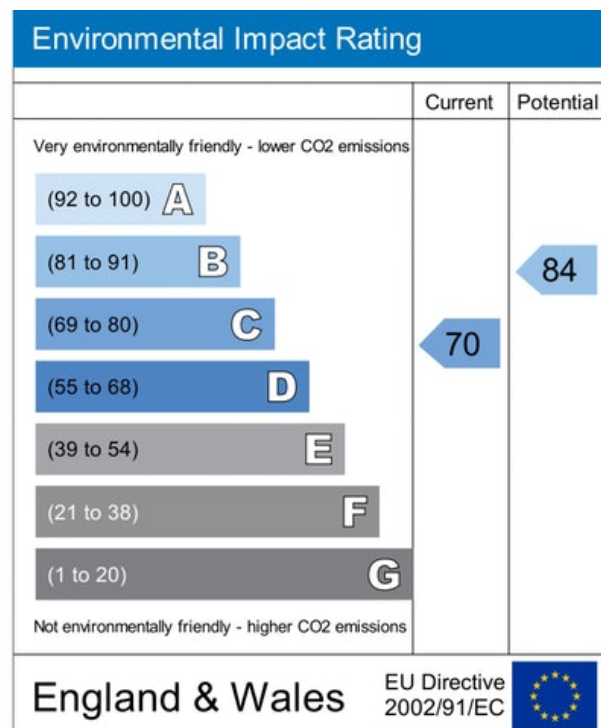
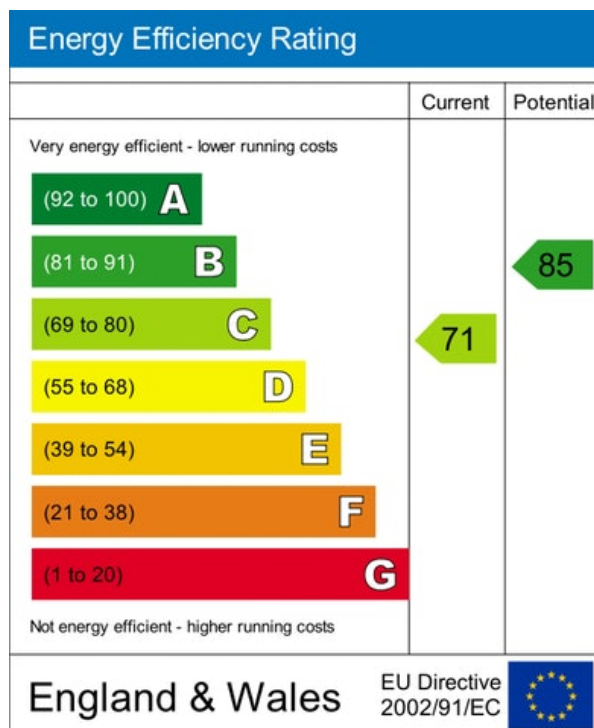


**First Floor**  
Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 70.0 sq. m. (753 sq. ft.) approx

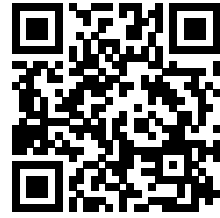
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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