

# 1 Hallcroft Avenue, Retford

**FIVE STAR**  
P R O P E R T Y



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- End Terrace Property
- Two Double Bedrooms
- Two Reception Rooms

- Gardens & Parking
- Popular Residential Area
- EPC Rating: E

**FIVE STAR**  
P R O P E R T Y

Price £105,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

FIVE STAR PROPERTY ARE PLEASED TO OFFER FOR SALE THIS WELL APPOINTED END OF TERRACE PROPERTY. THE ACCOMMODATION BRIEFLY OFFERS, TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS, SUN ROOM GARDENS AND OFF STREET PARKING. THE PROPERTY IS SOLD WITH NO UPWARD CHAIN. CALL 01777708700 TO ARRANGE YOUR VIEWING NOW.

## Entrance Hall

Having the front entrance door opening into the entrance hallway with stairs rising to the first floor accommodation and access into the Dining Room and:

## Lounge 12'9" x 11'4" (3.89m x 3.45m)

With a front facing window, inset gas fire set within an ornate wooden surround, original coving and a radiator.

## Dining Room 11'9" x 11'7" (3.58m x 3.53m)

Having a rear facing window, inset gas fire set within a marble surround, under stairs storage cupboard, accent wall lighting, dado rail, wood flooring, coving and a radiator

## Kitchen 21'10" x 6'8" (6.65m x 2.03m)

With a comprehensive range of fitted wall and base units in high gloss white with complementary worktops and tiled splash backs over. Incorporated within is a sink and drainer, space for a range cooker (available under separate negotiation) extractor hood, space for further white goods including a fridge freezer and washing machine, radiator three side facing windows and a side door opening into the:

## Sun Room 10' x 5'7" (3.05m x 1.70m)

A part wooden construction with windows and access door looking onto the garden area

## First Floor Landing

Having a loft access point and a radiator

## Master Bedroom 12'6" 11'11" (3.81m 3.63m)

With a front facing window, over stairs built in cupboard with hanging rail and a radiator.

## Bedroom Two 12' x 9'9" (3.66m x 2.97m)

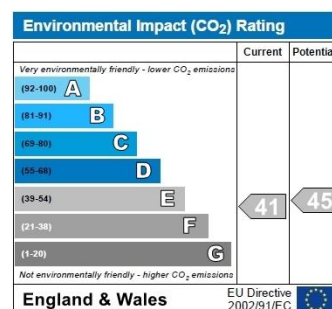
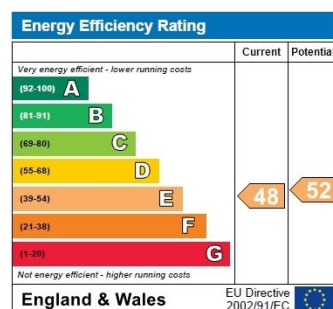
Having a rear facing window and a radiator.

## Family Bathroom 11'2" x 7' (3.40m x 2.13m)

Comprising of a four piece suite incorporating an enclosed shower cubical with mains shower, panel bath, pedestal wash hand basin, low flush WC, cupboard housing the gas fired combination boiler, part tiling, rear facing window, down lights, radiator and coving

## Outside

The property benefits from off road parking, small front low maintenance area, enclosed courtyard garden leading to an away garden which is laid to lawn and enclosed to the perimeter.



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