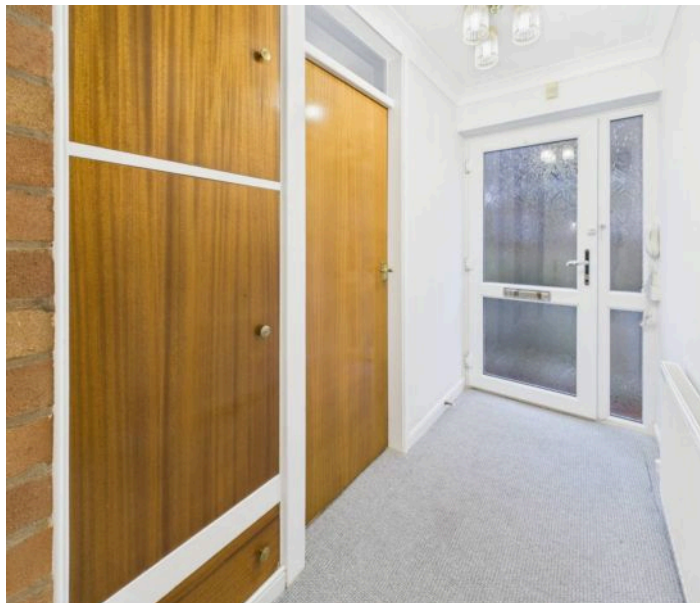




63 Hardwick Avenue, Sutton-In-Ashfield, NG17 3BX

Guide Price **£165,000**

DavidJames
the estate agent



63 Hardwick Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Well-presented 3 bed semi-detached dormer bungalow. No chain. Modern kitchen and shower room. fitted wardrobes, versatile third bedroom, low-maintenance gardens, off-road parking, gas central heating.

Council Tax band: B

Tenure: Freehold

- Dormer bungalow offered for sale with no upward chain
- Two/three bedrooms, bedroom three could be used as a dining room and has patio doors to the rear garden
- Entrance hall leading to a lounge with fireplace fitted with a gas fire
- Kitchen with white gloss units and integrated oven and hob
- Bedrooms one and two with fitted wardrobes
- Modern ground floor shower room/Wc with vanity unit and walk-in cubicle with mains-fed shower
- Combination gas central heating, UPVC double glazing
- Outside store and summerhouse providing storage
- Pressed concrete driveway provides off road parking with a gravelled front garden providing potential further parking
- Low maintenance rear garden with covered patio area and artificial lawn







Floor 0 Building 1

Approximate total area⁽¹⁾

55.6 m²

596 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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