



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

Guide Price **£160,000**



63 Hardwick Avenue

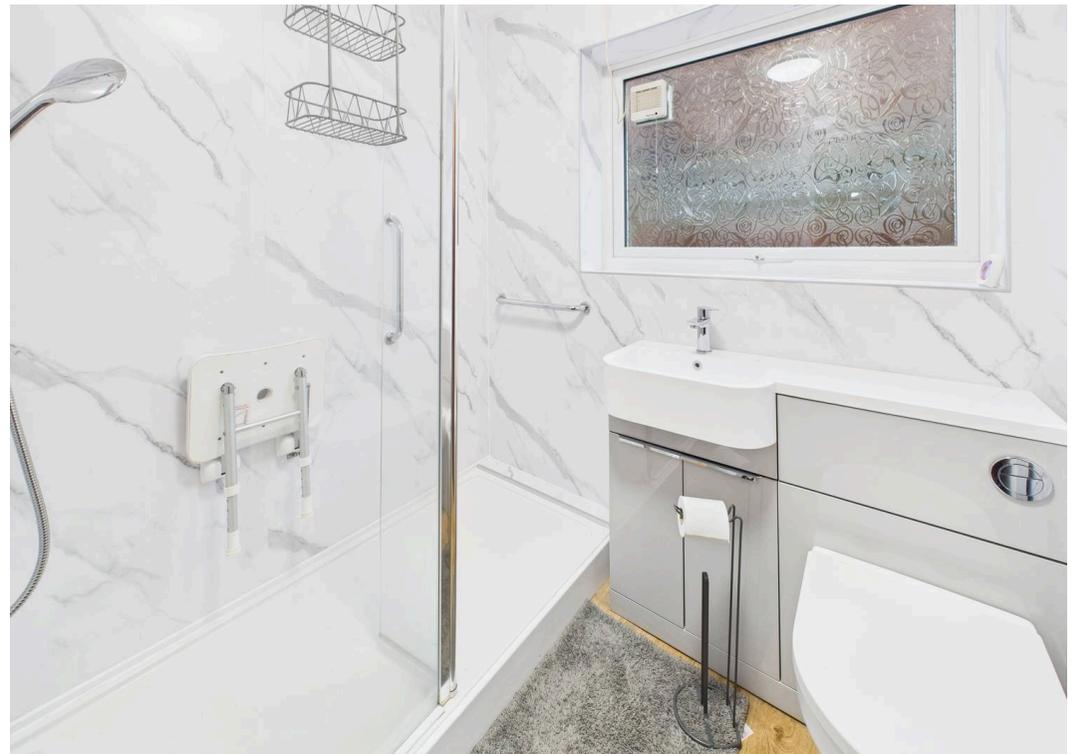
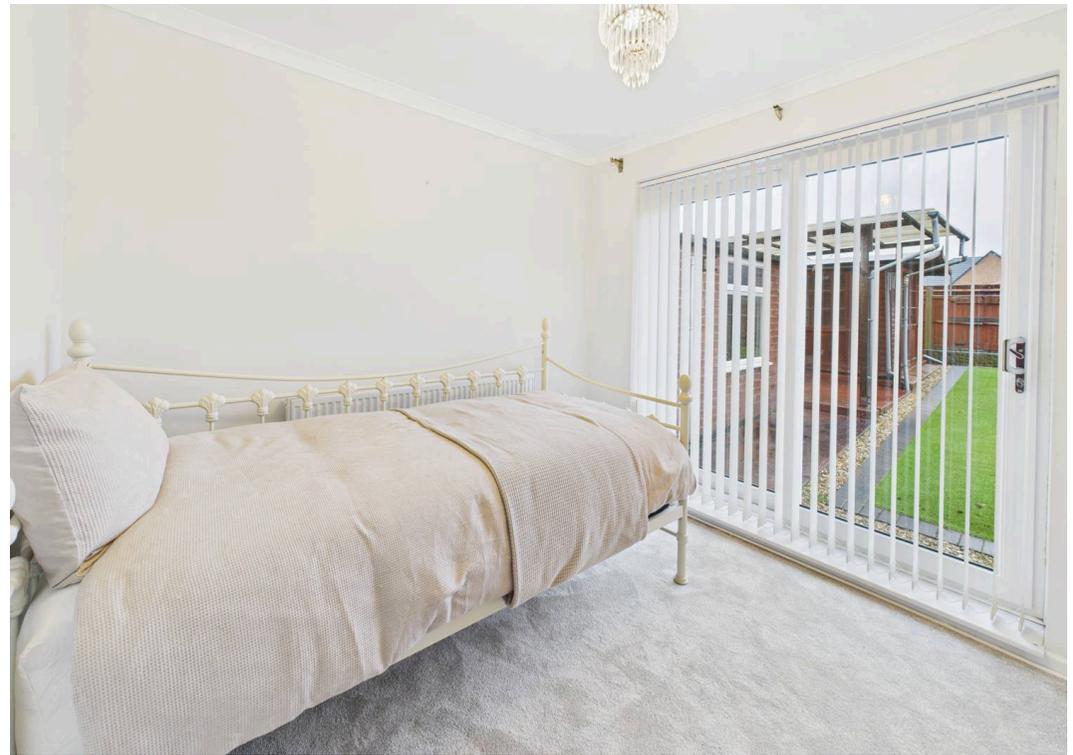
Sutton-In-Ashfield, Sutton-In-Ashfield

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



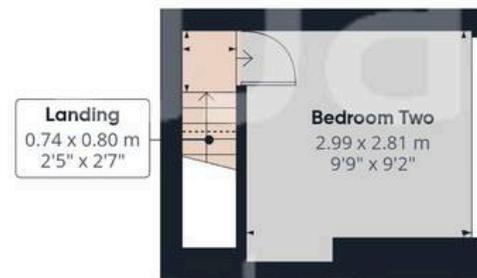


Floor 0 Building 1

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.

GIRAFFE360





David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.