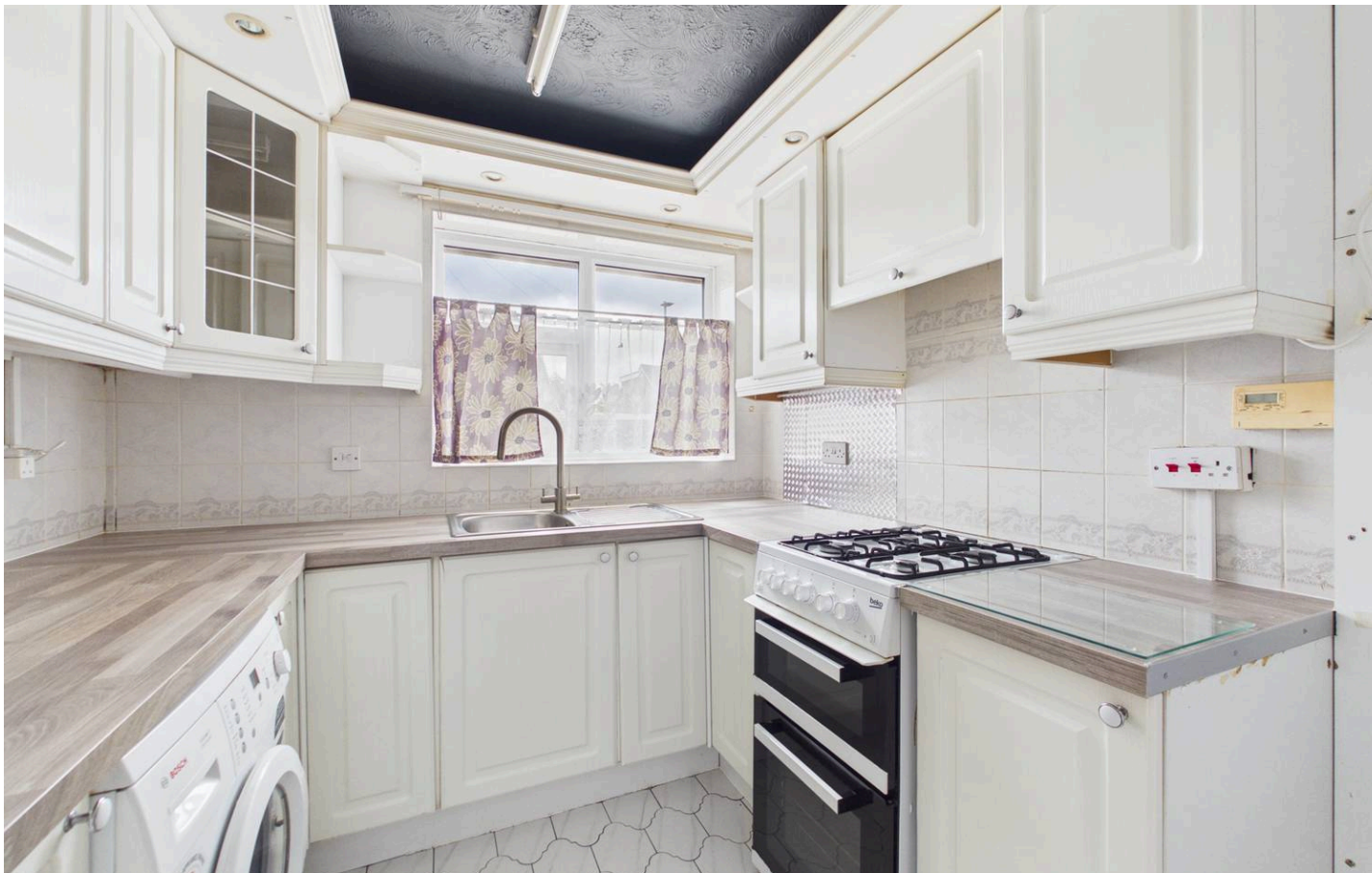




45 Hardwick Avenue, Sutton-In-Ashfield – NG17 3BX

Guide Price **£170,000**

DavidJames
the estate agent



45 Hardwick Avenue

Sutton-In-Ashfield

NO CHAIN! 3 bed extended semi-detached bungalow in a desirable cul-de-sac location - ideal for those seeking the benefits of single-storey living and with plenty of potential to personalise!

Council Tax band: A

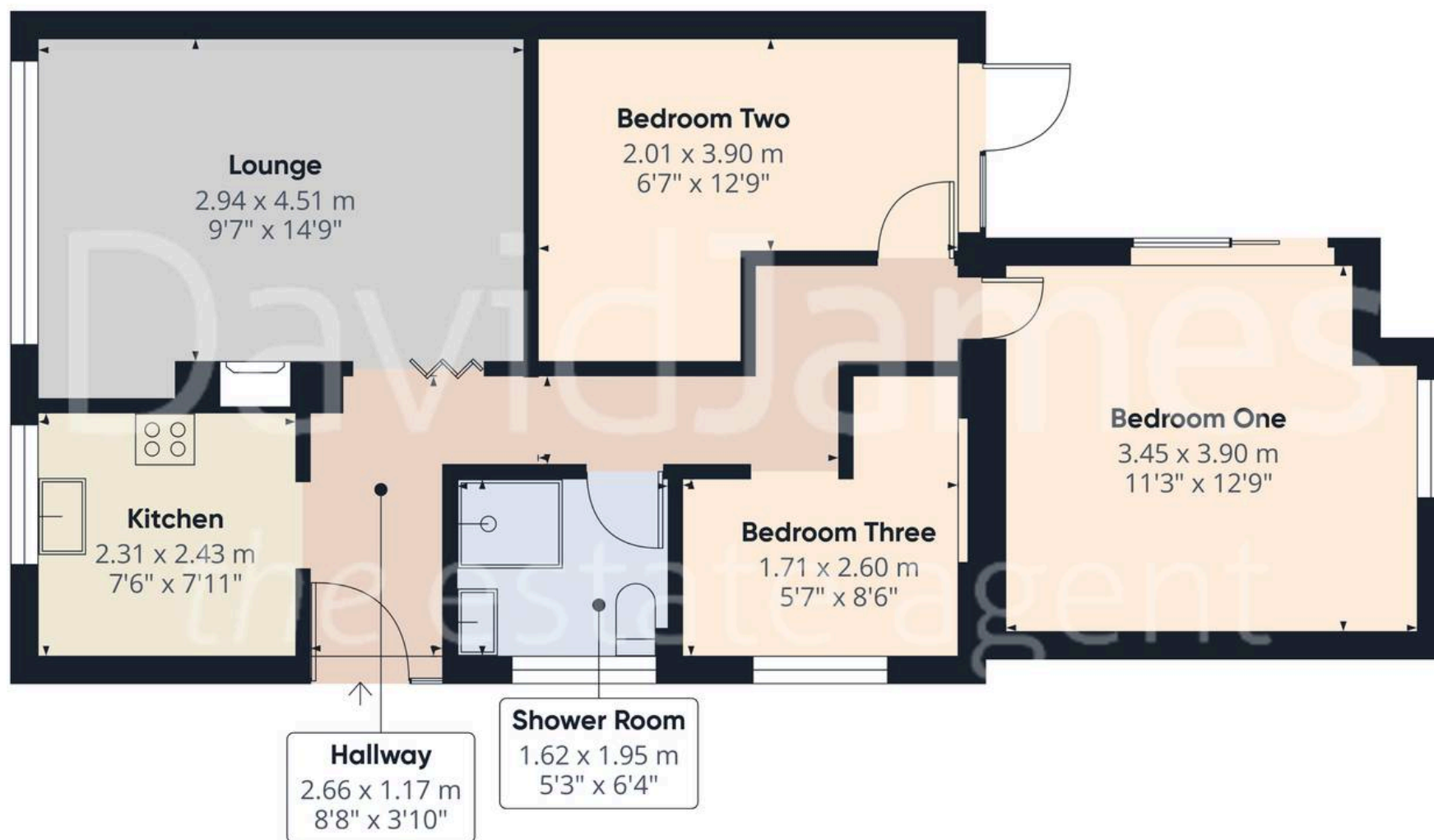
Tenure: Freehold

- Extended semi-detached bungalow with lots of potential
- Offered to the market with no upward chain
- Desirable cul-de-sac location within easy reach of Sutton-in-Ashfield's amenities, nearby shops and transport links
- Ideal for those seeking the benefits of single-storey living
- Bright and spacious lounge
- Fitted kitchen with space for freestanding appliances
- Three versatile bedrooms (large main bedroom with sliding patio doors)
- Modern and accessible three-piece shower room
- Lawned rear garden including useful outbuilding storage
- Double-width front driveway providing off-street parking









Approximate total area⁽¹⁾

59.1 m²
636 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.