

71 Hardwick Road East, Worksop, S80 2NT

Offers over £110,000

- Three bedroom Semi detached House
- Central Location
- Well proportion back garden
- Convenient location near Worksop town centre, schools, and amenities.
- Functional bathroom with mixer tap and vanity hand wash basin.
- Investment opportunity
- Three generously sized bedrooms offering comfortable living space.
- Central heating and double glazed windows
- Well-equipped kitchen with access to the rear garden.
- EPC D

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IDEAL INVESTMENT OPPORTUNITY!
No Chain, Investment Opportunity!

This affordable three-bedroom semi-detached family home is ideally situated close to Worksop town centre, local schools, and a variety of amenities.

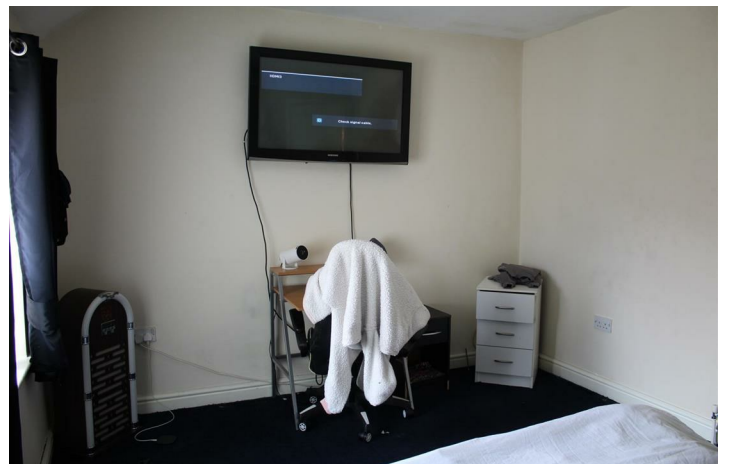
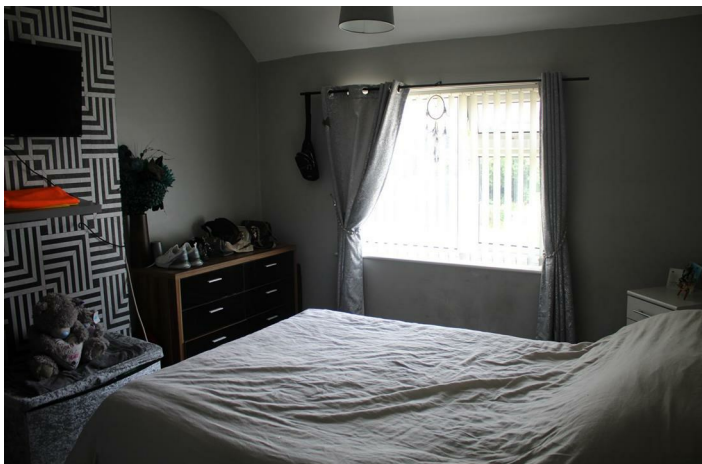
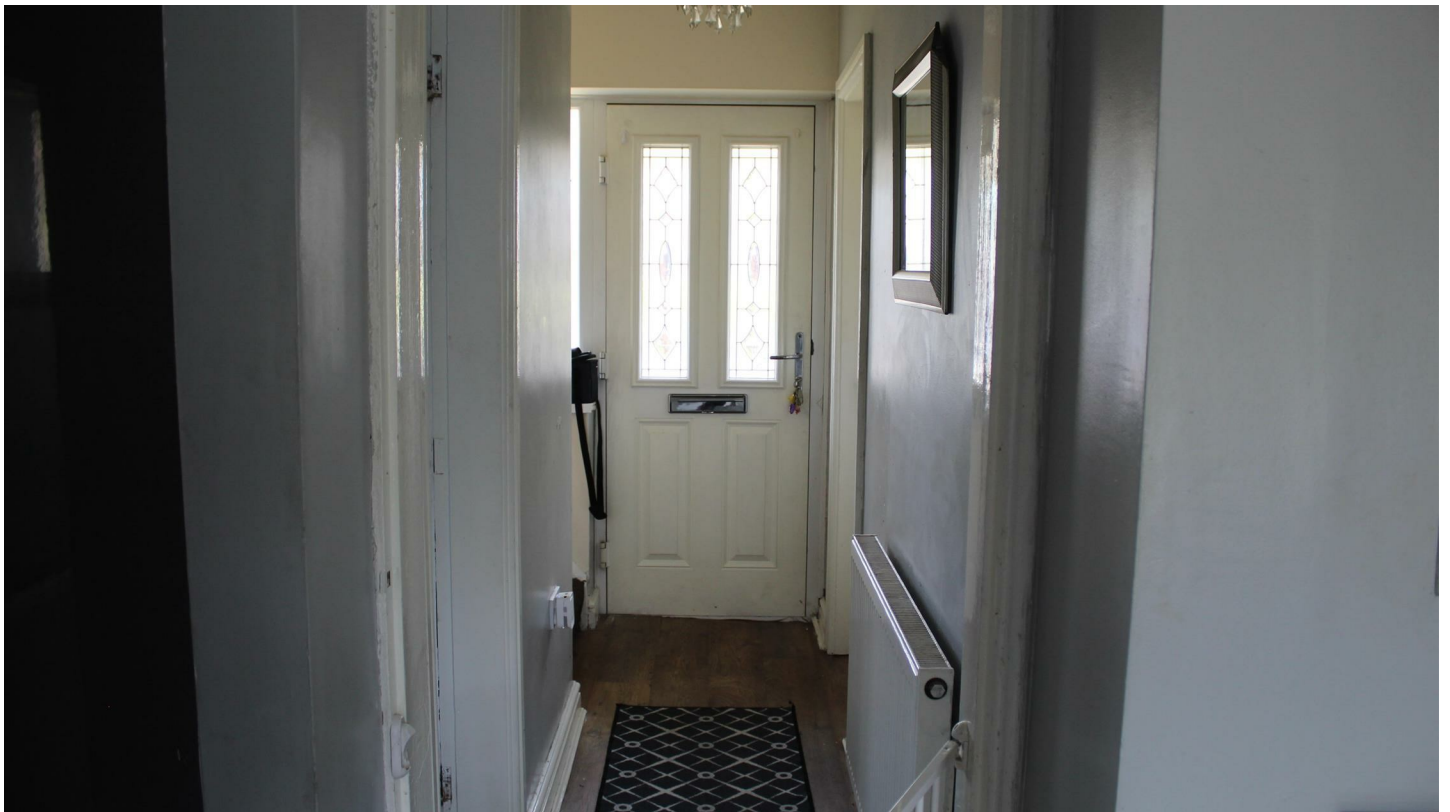
Offering a practical and well-proportioned living space, the property features a comfortable kitchen-diner, with access to the rear garden, a downstairs bathroom and three generously sized bedrooms.

With a spacious enclosed rear garden, this home provides excellent value and convenience for families.

Call Mulberry Lane to arrange a viewing!



Council Tax Band: A



Entrance

Entrance Hallway - Stepping through the front-facing door, you are welcomed into a practical and well-presented entrance hallway. A front-facing UPVC double-glazed window allows natural light to brighten the space. The hallway features a staircase leading to the first-floor landing, a central heating radiator, and durable laminated wood flooring. Doors provide access to the lounge-diner, kitchen, and downstairs bathroom.

Kitchen/Diner

Kitchen - The large kitchen is fitted with a selection of wall and base units, offering ample storage and workspace. The work surfaces complement the units and incorporate a stainless steel sink with a mixer tap. The walls are partly tiled for ease of maintenance, and the floor features a tile-effect covering. A central heating radiator provides warmth, while the kitchen is equipped for freestanding appliances, including a fridge freezer, a gas cooker with an electric extractor fan above, and plumbing for a washing machine. A side-facing UPVC double-glazed window brings in natural light, while rear-facing UPVC double-glazed patio door leads out to the garden.

Lounge

The lounge is a comfortable space, featuring a front-facing UPVC double-glazed window, and a central heating radiator. An archway leads into the dining/kitchen, creating an open and sociable feel.

Bathroom

Downstairs Bathroom Suite - This functional bathroom suite comprises a panelled bath, a vanity hand wash basin, and a low-flush WC. The walls are partly tiled for a neat and tidy look, complemented by a vinyl floor covering. A central heating radiator ensures comfort, while an electric extractor fan provides ventilation. A side-facing obscure UPVC double-glazed window allows natural light while maintaining privacy.

Stairs and Landing

First Floor Landing - The landing benefits from a side-facing UPVC double-glazed window and two storage cupboards, one of which houses the combination central heating boiler. Doors lead to three double bedrooms.

Master bedroom

Master Bedroom - A well-proportioned master bedroom with a rear-facing UPVC double-glazed window and a central heating radiator, carpet flooring

Bedroom Two

Bedroom Two - front-facing UPVC double-glazed window, a central heating radiator, carpet flooring

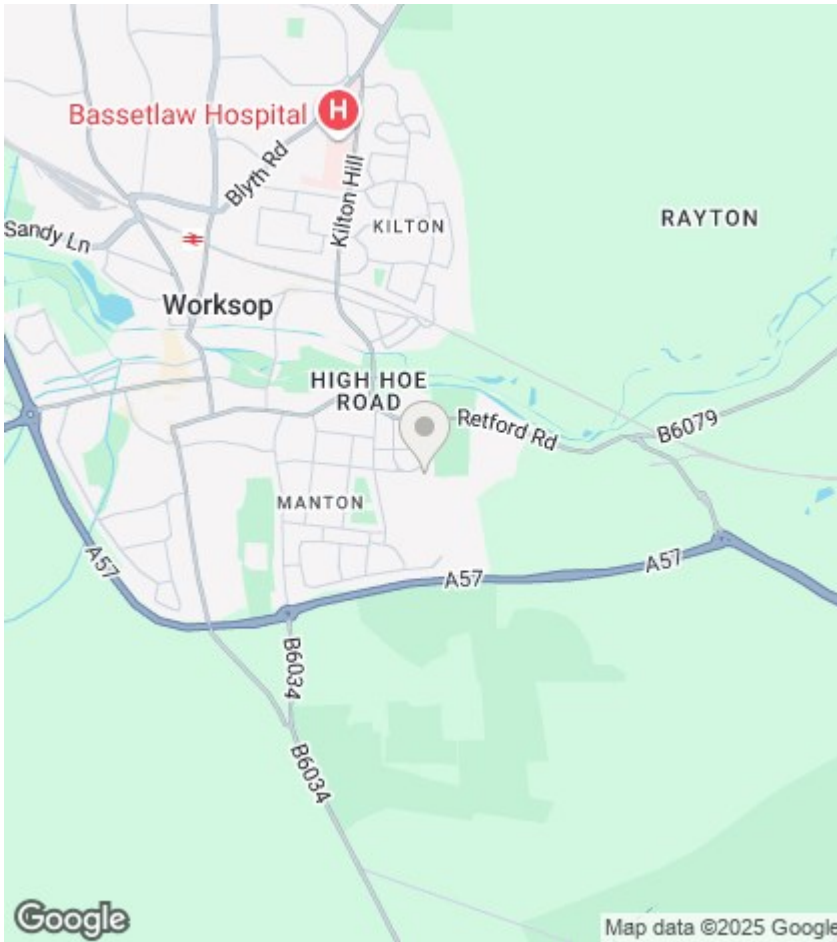
Bedroom Three

Bedroom Three - A third double bedroom featuring a side-facing UPVC double-glazed window and a central heating radiator, making it a versatile space.

Garden

Outside - To the front of the property, laid to lawn and path with an additional gated entrance leading to the rear of the property.

At the rear, the property enjoys a generously sized enclosed garden, mainly laid to lawn.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	