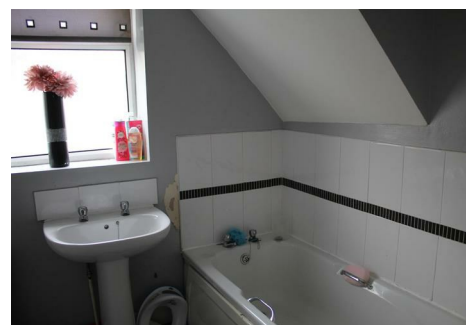
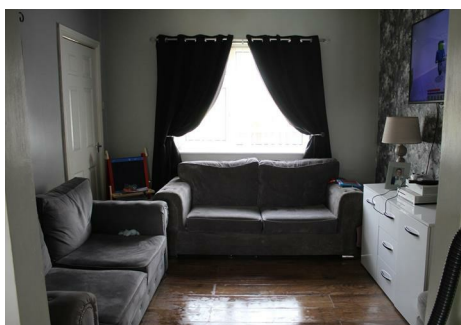




71 Hardwick Road East, Worksop, S80 2NT

Offers over £110,000

- Three bedroom Semi detached House
- 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
- 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.

71 Hardwick Road East, Worksop S80 2NT

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

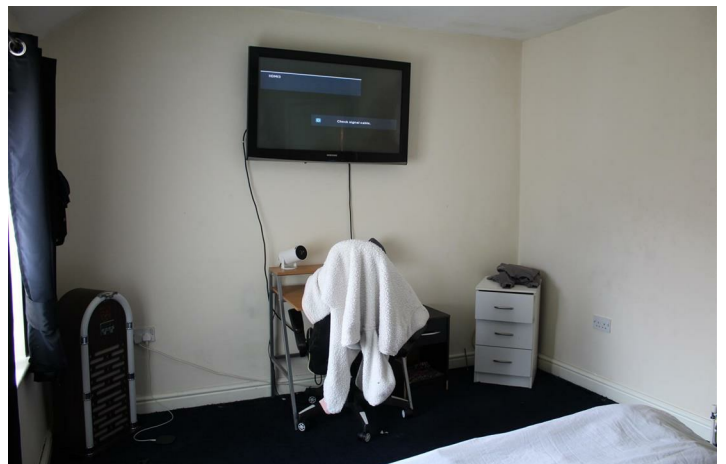
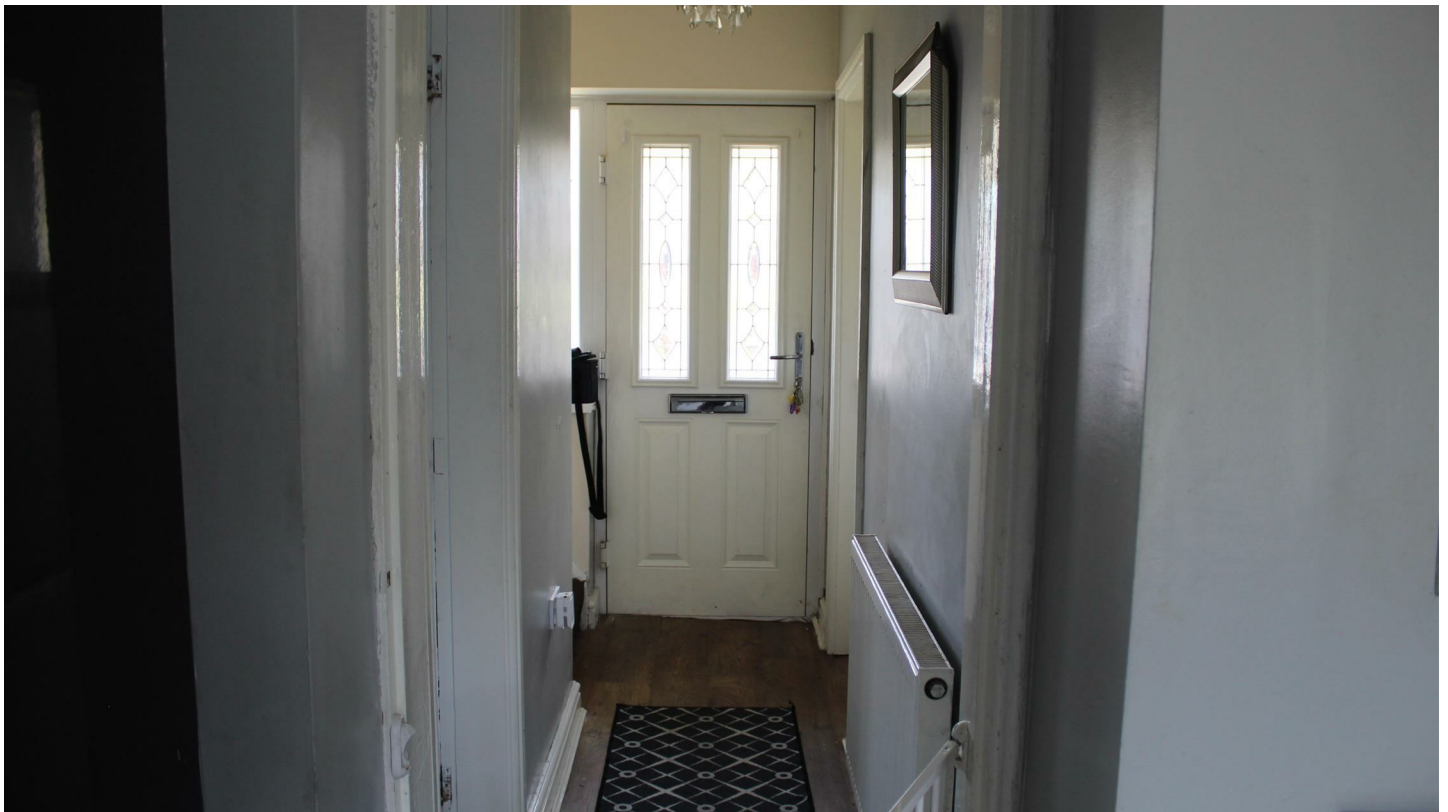
Offering a practical and well-proportioned living space, the property features a comfortable kitchen-diner, with access to the rear garden, a downstairs bathroom and three generously sized bedrooms.

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.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity.

FIXTURES AND FITTINGS:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.



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