



126 Hardwick Lane, Sutton In Ashfield NG17 5DR
£150,000

LOOKING FOR A PROPERTY WITH POTENTIAL AT A REALISTIC PRICE? look no further than this family home found within a popular and convenient location.

- Ripe for refinement to add value
- Spacious through lounge/dining room
- Conservatory plus utility room
- Private rear gardens
- Plentyful outside storage space
- Now vacant

DESCRIPTION AND SITUATION

The sale of this semi detached home will be of immediate interest to the purchaser with DIY skills looking for a "property with potential" offered at a fair and realistic price when due consideration is given to the values that fully modernised homes in this locality command in todays market. The sale offers the buyer the opportunity to customise the accommodation to their own requirements in order to add value.

The property provides a practical layout with good sized living accommodation. There is a spacious through lounge/dining room and a conservatory has been extended onto the rear to provide useful living space. All three bedrooms have fitted wardrobes. There is ample off street parking plus an abundance of useful, external storage buildings including a workshop.

The property lies within easy reach of Sutton in Ashfield town centre with all of its facilities. It is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above.

We have no hesitation in recommending an early inspection.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR;

FULLY ENCLOSED STORM PORCH

With archway giving access to:



ENTRANCE HALL 6'4" x 9'7" (1.95 x 2.94)

Staircase giving access to the first floor accommodation plus central heating radiator.



KITCHEN 7'10" x 11'1" (2.39 x 3.38)

Equipped with base and wall mounted storage cupboards including stainless steel single drainer sink unit, four ring gas hob/oven and under stairs storage cupboard.

**THROUGH LOUNGE/DINING ROOM 21'2" x 11'10" (6.46 x 3.61)**

Living flame gas fire set within a decorative surround. Double glazed window, central heating radiator and patio door giving access to:



CONSERVATORY 11'7" x 8'5" (3.54 x 2.58)

With double glazed window and double glazed door giving access to the rear garden.

**UTILITY AREA 6'2" x 8'5" (1.88 x 2.58)**

With sink unit and plumbing for washer.

FIRST FLOOR:

In built airing cupboard containing the hot water storage cylinder with electric immersion heater.

BEDROOM 10'3" x 11'7" (3.13 x 3.55)

With a range of fitted wardrobes, double glazed window and central heating radiator.



BEDROOM 10'3" x 9'4" (3.13 x 2.86)

Double glazed window, central heating radiator and fitted wardrobes.

**BEDROOM 8'1" x 9'1" (2.47 x 2.77)**

Double glazed window, central heating radiator and fitted wardrobes.

**SHOWER ROOM/W.C 8'1" x 5'4" (2.48 x 1.63)**

Equipped with a tiled shower cubicle with electric shower, wash hand basin, W.C. Full height tiling to the walls. Double glazed window and central heating radiator.



OUTSIDE

Double wrought iron gates give access to a wide concrete driveway providing off street parking for several vehicles. The remainder of the front garden is mainly covered with gravel along with flower beds set behind a stone wall. To the right hand side of the property there are two lean to stores, a further brick built store and a brick built workshop providing an abundance of useful external storage space. The rear gardens enjoy a good degree of natural privacy and comprise lawns, two timber decked patio areas surrounded by walls and hedges making them ideal for the safe enjoyment by younger members of the family.



ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agent.

SERVICES

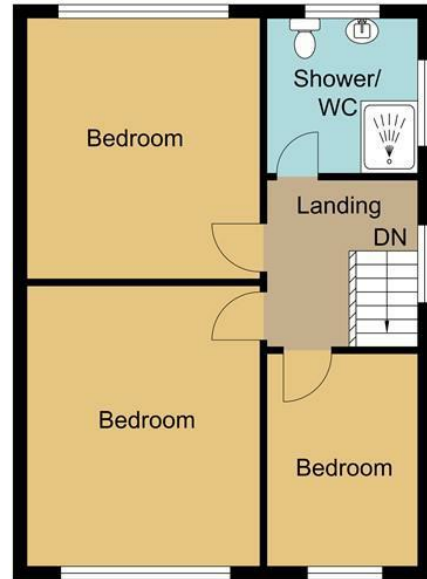
All main services are available and connected. Drainage is to the main sewer. Hardwick Lane is made up and is an adopted highway repairable at the public expense.

COUNCIL TAX BAND - B

Hardwick Lane Sutton In Ashfield



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not energy efficient - higher running costs			
			84				
			61				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	