



**33 Hardwick Lane, Sutton-In-Ashfield - NG17 5DQ**

Guide Price **£140,000**





## 33 Hardwick Lane

Sutton-In-Ashfield, Sutton-In-Ashfield

NO CHAIN! 2 bed semi-detached house on a generous corner plot! Lounge/diner, kitchen and a bathroom alongside front and rear gardens plus a multi-vehicle driveway!

Council Tax band: A

Tenure: Freehold

- Semi-detached house
- Offered to the market with no upward chain
- Located on a generous corner plot
- Ideal for first-time buyers or investors
- Within easy reach of local amenities and frequent bus services
- Good-sized and dual-aspect lounge/dining room
- Fitted kitchen with space for freestanding appliances
- Two first floor double bedrooms
- First floor bathroom with a separate WC
- Lawned rear garden and a large front garden with a multi-vehicle driveway









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

63.9 m<sup>2</sup>  
688 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(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.

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## David James Estate Agents

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