



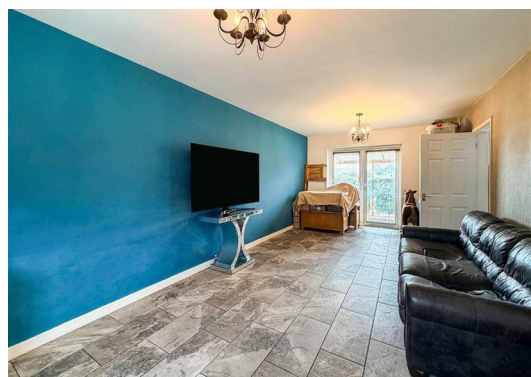
3 Hardwick Street, Alferton, DE55 5QH

Offers in excess of £170,000

A spacious three-bedroom detached home offering approximately 908 sq ft (84.48 sq m) of well-planned accommodation in the popular village of Tibshelf. With an impressive 22ft lounge, separate kitchen, ground-floor WC, three bedrooms and both family bathroom and en-suite facilities, the property is ideally suited to families, first-time buyers or those looking to upsize.

The ground floor features a welcoming hallway, generous lounge and fitted kitchen, together with a convenient WC. Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom.

Tibshelf provides a pleasant village setting with local shops, schools and recreational facilities nearby, while excellent road connections make the area convenient for commuting towards Alferton, Mansfield, Chesterfield and the wider East Midlands.

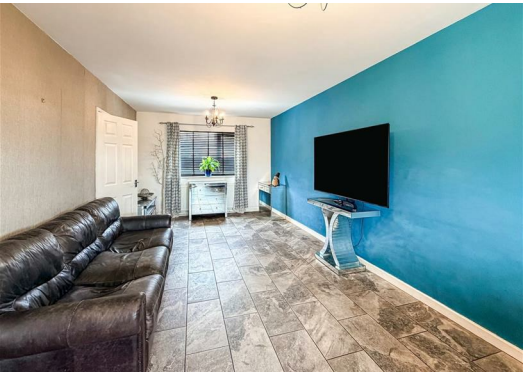


Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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