



Hardwick Street, Langwith, Mansfield





# Hardwick Street, Langwith, Mansfield

Guide Price £180,000

- STUNNING TERRACE HOME
- POPULAR LOCATION! CLOSE TO AMENITIES!
- GF W.C & FABULOUS FIRST FLOOR BATHROOM
- MULTI-VEHCILE DRIVEWAY & WELL-APPOINTED REAR GARDEN
- OUTSTANDING CONDITION! A MUST VIEW!
- THREE WELL-PROPORTIONED BEDROOMS
- SUPERB MODERN DINING KITCHEN
- TASTEFULLY RENOVATED THROUGHOUT!
- BRAND NEW WINDOWS, DOORS, (GAS) HEATING & ELECTRICS
- NO CHAIN! Tenure: Freehold. EPC 'tbc'- On Order

## A TOUCH OF CLASS!

Set your sights on this impressive, re-modelled & OUTSTANDING family-sized terrace home. Enjoying a popular residential position, in the heart of Langwith, close to a range of amenities.

Having been SIGNIFICANTLY ENHANCED! It's fair to say that no stone has been left un-turned, creating a SLEEK, STYLISH & SPACIOUS INTERNAL DESIGN!... Ready and waiting for your immediate appreciation!

The well-proportioned internal layout spans over 800 square/ ft, comprising: Inviting entrance hall, a ground floor W.C, FABULOUS CONTEMPORARY BREAKFAST KITCHEN and as sizeable DUAL-ASPECT living room with French doors out to a paved seating area.

The first floor hosts THREE BEDROOMS and a STUNNING FAMILY BATHROOM.

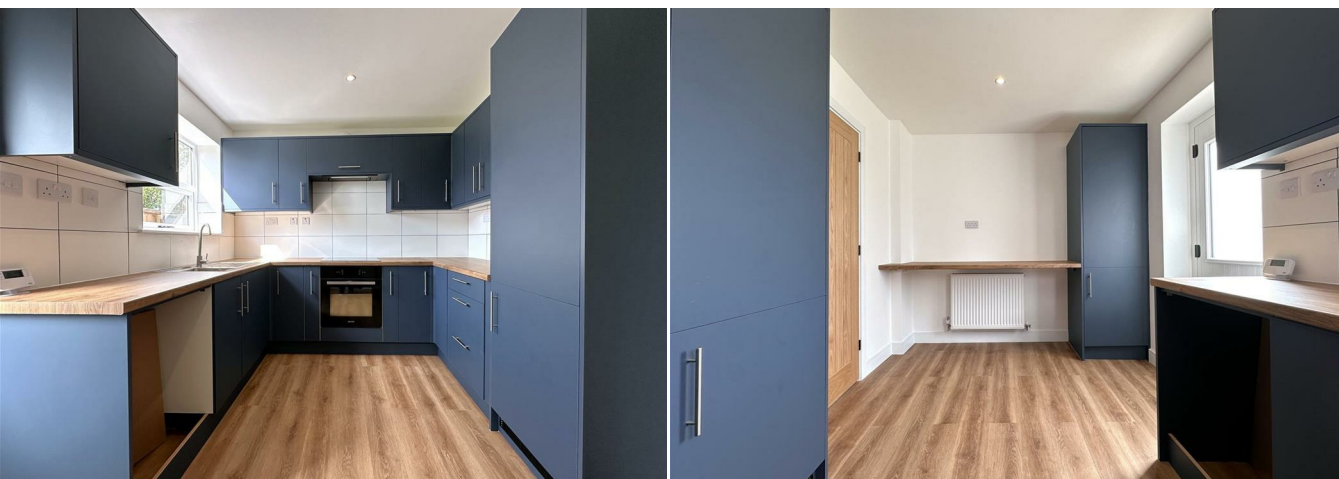
Externally, the property commands an excellent sized plot- Greeted with a MULTI-VEHICLE DRIVEWAY to the front aspect. The well-appointed rear garden hosts a wonderful external escape, with space for the whole family to enjoy!

Additional benefits of this HIGH-QUALITY HOME include uPVC double glazing, composite front/ rear doors, gas central heating, complementary oak internal doors throughout and a full re-wire. All completed within the last 12 months.

Simply TOO GOOD TO MISS!.. The only thing that's missing...IS YOU! Marketed with NO ONWARD CHAIN!!!



<b>ENTRANCE HALL:</b> Max measurements provided.	10'9 x 7'5 (3.28m x 2.26m)
<b>GROUND FLOOR W.C:</b>	6'7 x 2'3 (2.01m x 0.69m)
<b>DUAL-ASPECT LIVING ROOM:</b> Max measurements provided.	16'3 x 11'4 (4.95m x 3.45m)
<b>SUPERB BREAKFAST KITCHEN:</b> Max measurements provided.	13'6 x 9'1 (4.11m x 2.77m)
<b>FIRST FLOOR LANDING:</b>	8'1 x 2'10 (2.46m x 0.86m)
<b>MASTER BEDROOM:</b>	15'9 x 8'10 (4.80m x 2.69m )
<b>BEDROOM TWO:</b>	11'4 x 8'2 (3.45m x 2.49m)
<b>BEDROOM THREE:</b> Max measurements provided.	11'4 x 7'8 (3.45m x 2.34m)
<b>STUNNING FAMILY BATHROOM:</b> Max measurements provided.	11'2 x 7'7 (3.40m x 2.31m)





#### **EXTERNALLY:**

This tastefully refurbished home is situated in a popular residential location. The front aspect is greeted with dropped kerb vehicular access onto a PAST PAVED & PART GRAVELLED MULTI-VEHICLE DRIVEWAY. Giving access to the front entrance door, with external wall light, fenced side and front boundaries. Open access to the right side leads to a shared passage way, down to the GENEROUS REAR GARDEN. Predominantly laid to lawn. Enhanced by a substantial paved seating area. Directly from the uPVC double glazed French doors in the living room and the composite door in the dining kitchen. There is a coal store, outside tap, double external power socket, PIR security light, fully fenced side and rear boundaries.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, uPVC double glazing throughout and a full re-wire with new electrics installed. All completed in the last 12 months.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Approximate Size: 835 Square Ft.**

Measurements are approximate and for guidance only.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Bolsover District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'tbc'- On Order**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



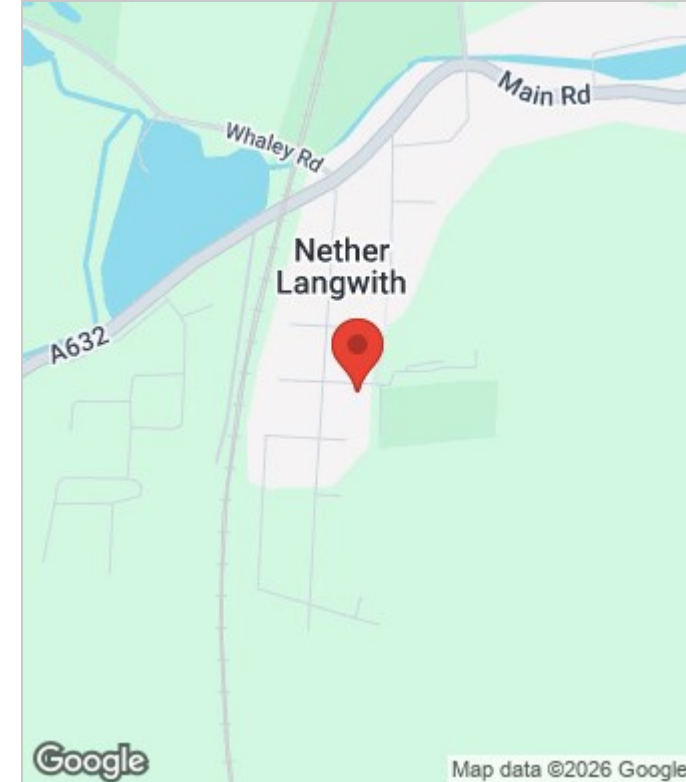
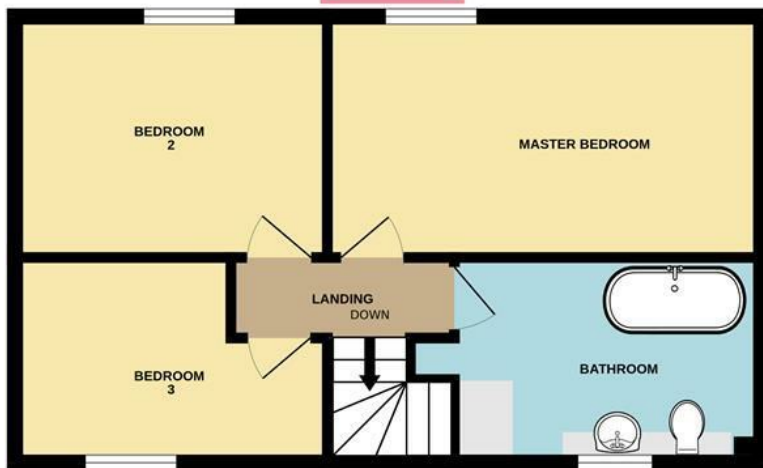


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

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