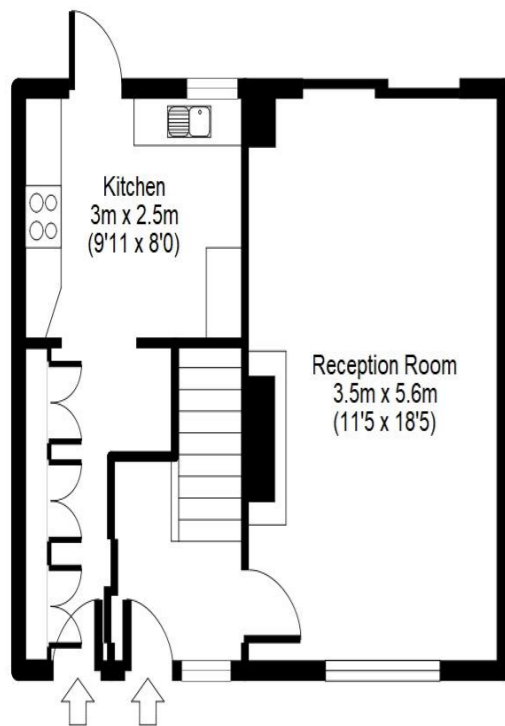
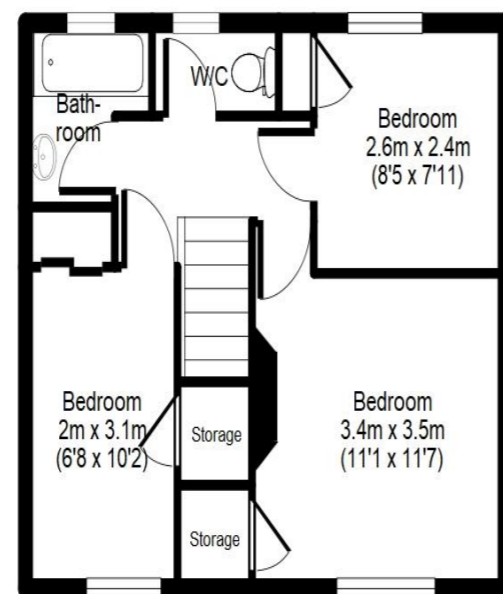


Hazel Grove, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

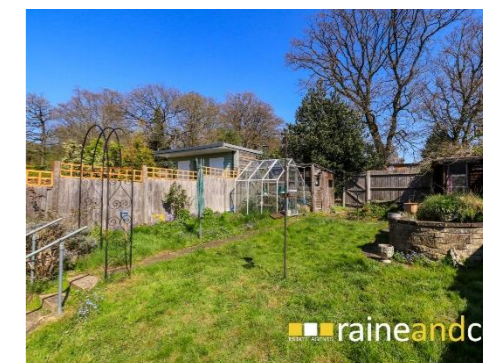
Hazel Grove, Hatfield Freehold

Price £300,000



CHAIN FREE. This mid terraced house is in need of modernisation, Situated close to local shops and schools and University campuses.

- Chain free
- Requires modernisation
- Three Bedrooms
- Gas Central Heating to Radiators
- UPVC Double Glazed
- Separate WC/ Bathroom
- Off Street Parking
- Rear Garden





Entrance Hall

Via a uPVC double glazed door and double glazed obscure window. Carpeted Stairs to first floor. Radiator. Doors to kitchen/ Utility area and Lounge:

Kitchen / Utility Area

Vinyl flooring. Comprising a range of fitted wall and base units with work surfaces over and single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Free standing gas 4 ring gas hob and oven and concealed extractor filter hood. Plumbing for washing machine. Radiator. Double glazed door with obscure glazing to front. Built in storage cupboards. Rear aspect double glazed window and door over opening onto the rear garden.

Lounge

Carpeted flooring. Gas fire and block stone surround. Radiator. Double glazed window to front. Double glazed patio door to rear.

First Floor Landing

Doors to:

Bedroom One

Built in single cupboard. Radiator. Carpeted flooring. Double glazed window to front.

Bedroom Two

Built in over stairs storage cupboard. Radiator. Carpeted flooring. Double glazed window to front.

Bedroom Three

Built in single cupboard. Radiator. Carpeted flooring. Double glazed window to rear.

Bathroom

Vinyl flooring. Tiled walls with white panel bath with electric shower, pedestal wash hand basin. Radiator. Extractor fan. Double glazed frosted window to rear.

Separate WC

Vinyl flooring. Low level W.C. Double glazed frosted window to rear

Front Garden

Low maintenance garden with mature shrubs.

Rear Garden

Multi-level garden with a hard standing area with shrub boards. Steps up leading to lawn area and timber storage sheds. Outside water tap. Gate to rear.

Further Details

The property is Freehold

Council Tax Band - Band C