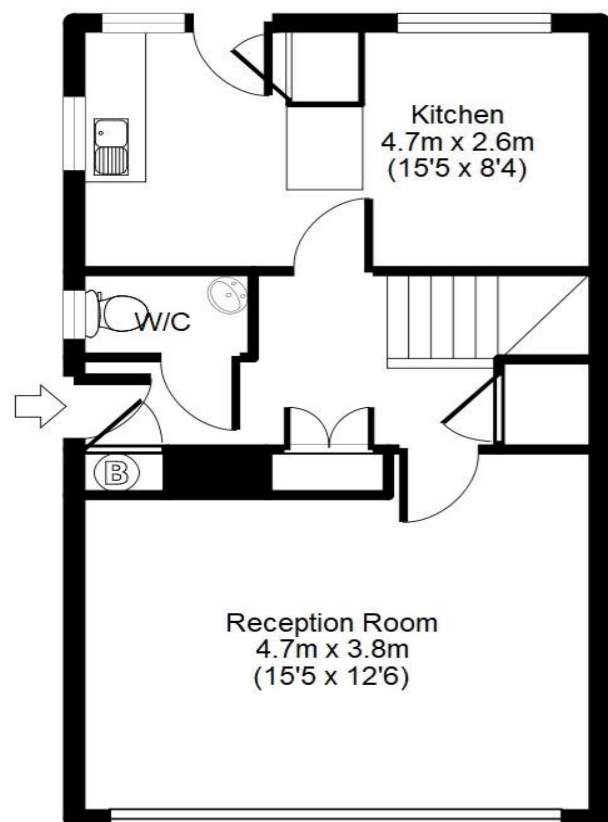
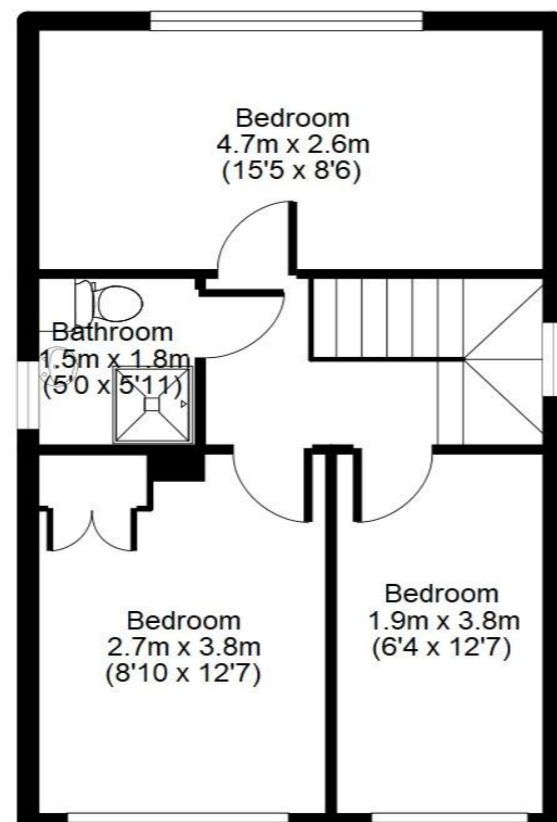


Falcon Close, Hatfield, AL10

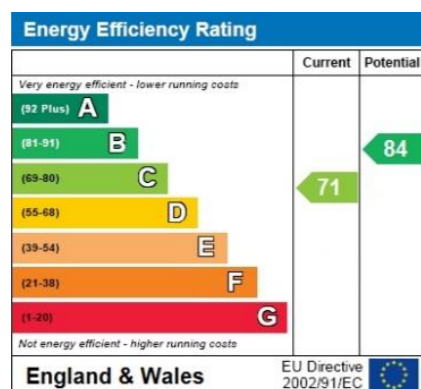
APPROX GROSS INTERNAL FLOOR AREA: 833 sq. ft / 77 sq. m



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.

Falcon Close, Hatfield Freehold Price £349,995



CHAIN FREE. THREE BEDROOMS link detached house in need of modernisation located within the highly sought after 'Birds in Trees' area of Hatfield.

- Chain Free
- Link Detached House
- Requires Modernisation
- Kitchen
- Three Bedrooms
- First floor Bathroom
- Brick Built Out Building
- Potential to Extend STPP
- Easterly Facing Garden





Side Entrance

Via a wooden gate into porch area leading to side entrance door with obscure glass panels. Exterior light. Door to:

Entrance Hall

Vinyl flooring, Storage cupboard, one housing a 'Worcester Bosch' combination boiler. Carpeted stairs to first floor with under stairs storage cupboard housing fuse box. Wall-mounted thermostatic control. Radiator. Doors to

Kitchen with Dining Area

Comprising wall and base units with work surfaces over. Sink unit with stainless steel single bowl sink, splash back tiles, larder storage cupboard with breakfast style island. Dual aspect double glazed window to side and rear. Vinyl flooring.

Dining Area

Vinyl flooring, radiator and double glazed window overlooking garden.

Lounge

Parquet flooring, radiator, gas fireplace with tile and brick surround. Double glazed window to front.

First Floor Landing

A bright airy landing with carpeted flooring and frosted double glazed window to side. Access to loft. Doors to:

Bedroom One

Carpeted flooring, Radiator. Double glazed window to rear.

Bedroom Two

Carpeted flooring, Built-in wardrobe, Radiator. Double glazed window to front.

Bedroom Three

Carpeted flooring, radiator. Double glazed window to front.

Wet Room

Non slip flooring with shower and glass screen, shower attachment and thermostatic wall controls. Wall mounted folding shower chair. Floating wash hand basin with mixer tap. Low level W.C. Heated towel rail holder. PVC wall panels. Frosted double glazed window.

Front Garden

Laid to lawn to front with flower beds to borders with a abundance of colourful mature shrubs, and plants. Path to side entrance door and brick built out building.

Brick Built Out Building

Located opposite the side entrance. Wooden door and Glazed windows to rear. Power points and lighting.

Rear Garden

Easterly aspect. Patio area and laid lawn with flower beds to borders. Range of mature shrubs and vibrant blooms. Wooden summer house and wooden shed.

Further Details

The property is Freehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.