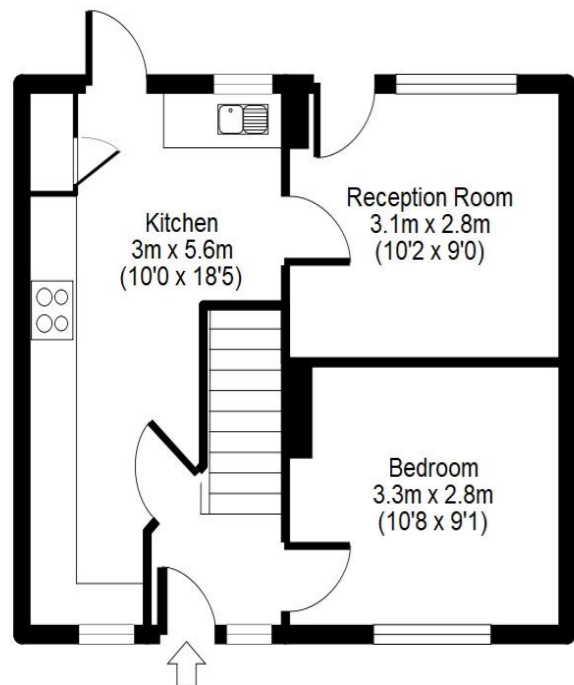
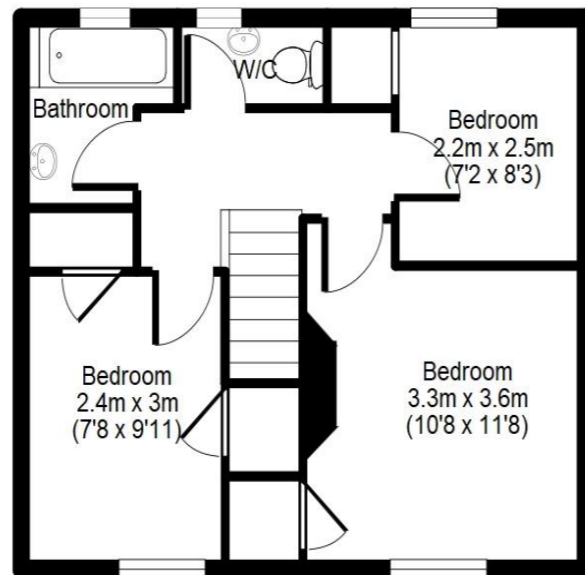


## Shallcross Crescent, Hatfield, AL10

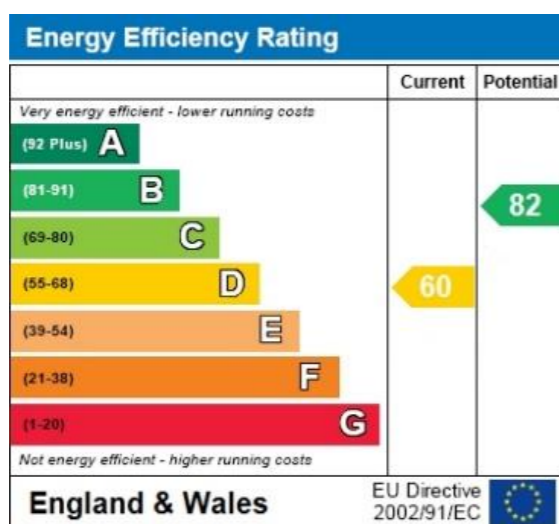
APPROX GROSS INTERNAL FLOOR AREA: 777 sq. ft / 72 sq. m



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 particulars 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.

## Shallcross Crescent, Hatfield Freehold Price £310,000



Mid terraced house situated close to local shops and schools.

- Three Bed Mid Terrace
- HMO Planning in Place
- Competitive Asking Price
- Chain Free Transaction
- Front & Rear Gardens





## Entrance Hall

Via a frosted double glazed front door with matching side window. Carpeted stairs to first floor. Tiled floor. Doors to kitchen and:

## Room One

9'1" (2.77m) x 10'7" (3.23m)

Wood effect flooring. Double glazed window to front.

## Kitchen

10'3" (3.12m) x 18'4" (5.59m)

Comprising a range of fitted wall and base units with work surfaces over and matching breakfast bar. Inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with filter hood over and oven under. Space for upright fridge/freezer. Plumbing for washing machine. Under stairs storage recess. Tiled floor. Single radiator. Double glazed window to rear. Half frosted double glazed door to front (blocked) and rear gardens. Meter cupboard. Door to:

## Room Two

9'2" (2.79m) x 10'1" (3.07m)

Double radiator. Wood effect flooring. Double glazed picture window to rear. Double glazed door to rear garden.

## First Floor Landing

Carpeted floor. Single radiator. Doors to:

## Bedroom One

9'6" (2.9m) x 10'6" (3.2m)

Built in single cupboard. Wood effect flooring. Single radiator. Double glazed window to front.

## Bedroom Two

7'8" (2.34m) x 9'9" (2.97m)

Two built in cupboards. Wood effect flooring. Single radiator. Double glazed window to front.

## Bedroom Three

7'2" (2.18m) x 8'2" (2.49m)

Built in cupboard (door missing). Wood effect flooring. Single radiator. Double glazed window to rear.

## Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Wall mounted wash hand basin. Part tiled walls. Extractor fan. Double radiator. Frosted double glazed window to rear.

## Separate WC

Comprising a allow level W.C. Wall mounted wash hand basin with mixer tap. Double radiator. Frosted double glazed window to rear.

## External

### Front Garden

Laid to lawn with hedge to front and side boundary. Steps and path to front door.

### Rear Garden

Patio area and laid to lawn. Mature trees and bushes

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**