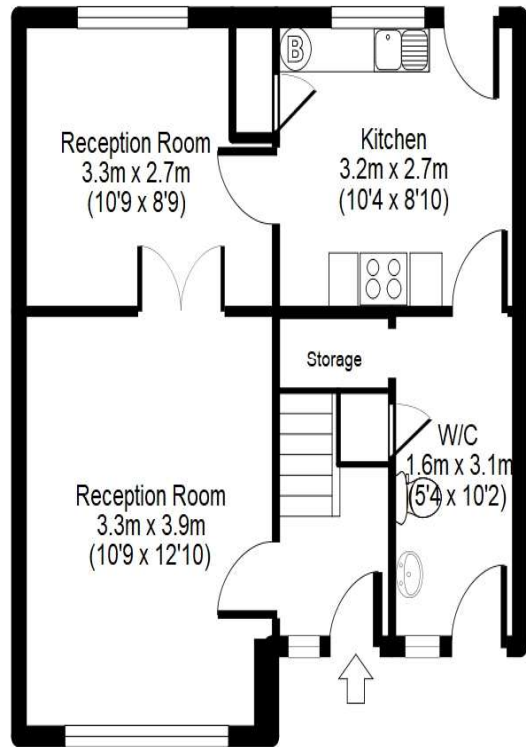
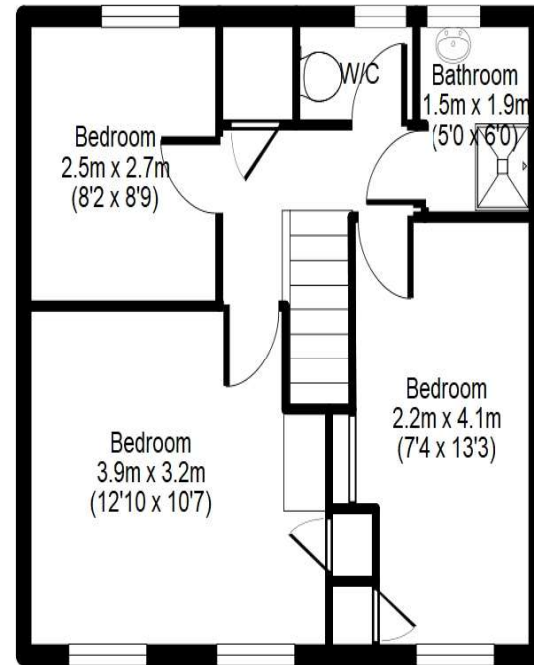


Garden Avenue, Hatfield, AL10

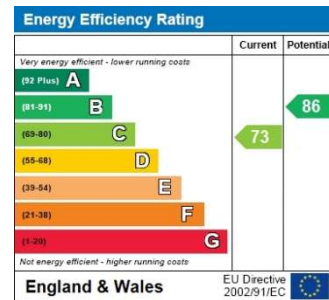
APPROX GROSS INTERNAL FLOOR AREA: 848 sq. ft / 79 sq. m



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.

**Garden Avenue, Hatfield Freehold
Price £350,000**



FIRST TIME ON THE MARKET FROM NEW. Mid terraced house situated close to Highview shops (currently undergoing a major redevelopment), schools and The Hatfield Leisure Centre. Offered with a CHAIN FREE transaction

- Mid Terraced House
- Three Bedrooms
- Lounge & Separate Dining Room
- Kitchen
- G/Floor Cloak / Utility Room
- Wet Room & Separate W.C.
- Own Driveway
- Approx 51` Rear Garden





Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Frosted double glazed window to front. Door to:

Lounge

Single radiator. Three wall light points. Double glazed window to front. Frosted glazed partition and double doors to:

Dining Room

Single radiator. Double glazed window to rear. Door to:

Kitchen

Comprising a range of wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker point. Space for upright fridge / freezer. Plumbing for washing machine. Built in larder. Wall mounted boiler. Single radiator. Double glazed window to rear. Half double glazed door to rear garden. Door to:

Utility / Cloakroom

Comprising a low level W.C. via macerator unit. Pedestal wash hand basin. Cupboard housing meters. Understairs recess. Frosted double glazed UPVC door and high level window to front.

First Floor Landing

Airing cupboard. Access to loft. Doors to:

Bedroom One

Built in single cupboard. Double radiator. Two double glazed window to front.

Bedroom Two

Built in single cupboard. Over stairs shelved recess. Single radiator. Double glazed window to front.

Bedroom Three

Single radiator. Double glazed window to rear.

Wet Room

Majority tiled walls with a sloped floor to a central drain with a wall mounted electric shower unit. Pedestal wash hand basin. Extractor fan. Double radiator. Frosted double glazed window to rear.

Separate WC

Comprising a low level W.C. with concealed cistern. Frosted double glazed window to rear.

Front Garden

Laid to lawn and off street parking for one vehicle with path to front doors. The parking could be enlarged for more cars.

Rear Garden - Approx 51'

Easterly aspect. Paved patio area and laid to lawn with a central path and mature bushes.

Further Details

The property is Freehold

Council Tax Band - Band C