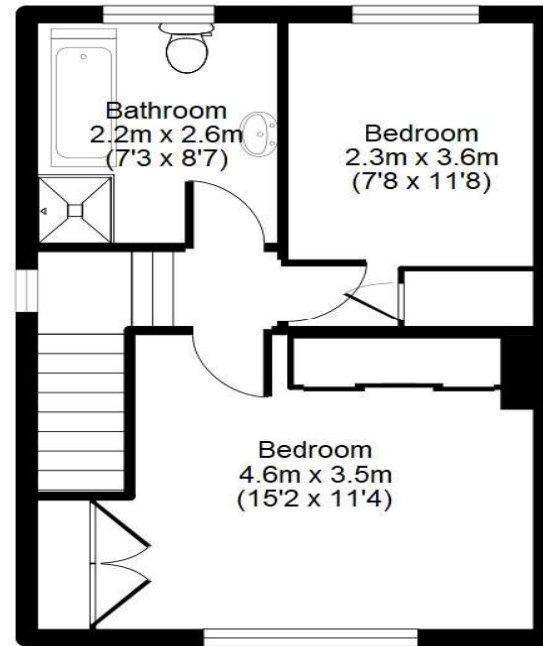
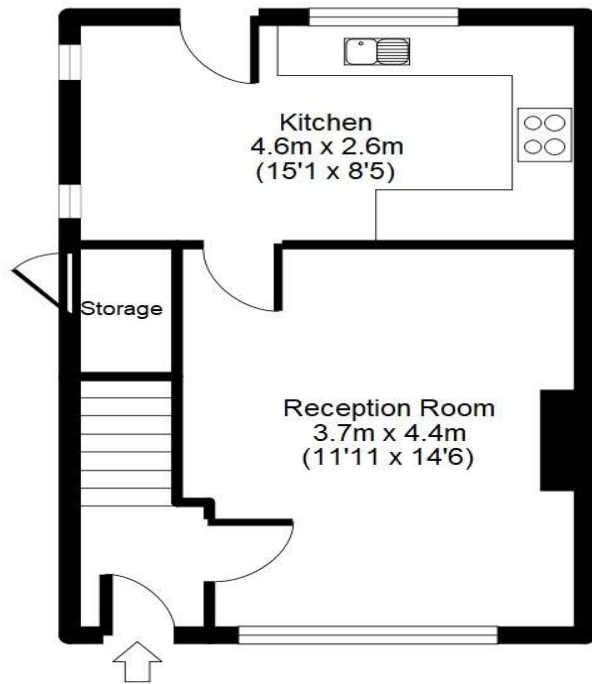


Chantry Lane, Hatfield, AL10

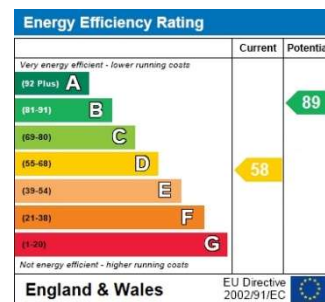
APPROX GROSS INTERNAL FLOOR AREA: 697 sq. ft / 65 sq. m



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.

Chantry Lane, Hatfield Freehold

Price £450,000



Two bedroom semi detached cottage hidden away on a quaint, peaceful lane, this 2 bedroom semi detached cottage is on a generous sized plot overlooking a wooded dell and which affords the discerning purchaser plenty of privacy.

- Chain Free
- Semi Detached
- Off Street Parking
- Kitchen / Dining Room
- Two Bedrooms
- Close to Amenities
- Faces Wooded Dell
- South Westerly Facing Rear Garden
- Potential to Extend





Entrance Hall

Via a wooden obscure glazed front door with matching side window. Carpeted stairs to first floor landing. Door to:

Living Room

Carpeted flooring, radiator, front aspect double glazed window to front and picture rails. Views of the front garden and wooded dell opposite.

Kitchen / Dining Room

Vinyl flooring. Comprising a range wall and base units with wooden work surfaces a double drainer stainless steel sink and tiled splash backs. Four ring gas hob with electric integrated oven and overhead extractor fan Plumbing for washing machine. Space for fridge/freezer. Wall mounted twin channel boiler. Dual aspect double glazed windows. Double glazed door to garden.

First Floor Landing

Carpeted stairs to first floor landing. Decorative double glazed colour stained glass to side aspect. Loft access with pull down ladder.

Bedroom One

Carpeted flooring, radiator, built in storage cupboard/wardrobe. Double glazed window to front aspect.

Bedroom Two

Carpeted flooring, Single radiator. Double glazed window to rear aspect.

Bathroom

A choice of having a bath or shower. Vinyl flooring. Part tiled walls. White roll top free standing bath with taps and shower attachment, enclosed shower with shower attachments, pedestal hand wash basin, low flushing WC, radiator and obscure double glazed window.

Front Garden

Off street parking for 2 to 3 vehicles, gated and laid lawn with shrub borders.

Rear Garden

Court yard garden. Hard standing, paved patio area south westerly facing garden. Wooden storage shed. Integrated storage cupboard to side aspect. Side access gate to side and rear garden.

Further Details

The property is Freehold

Council Tax Band - Band C