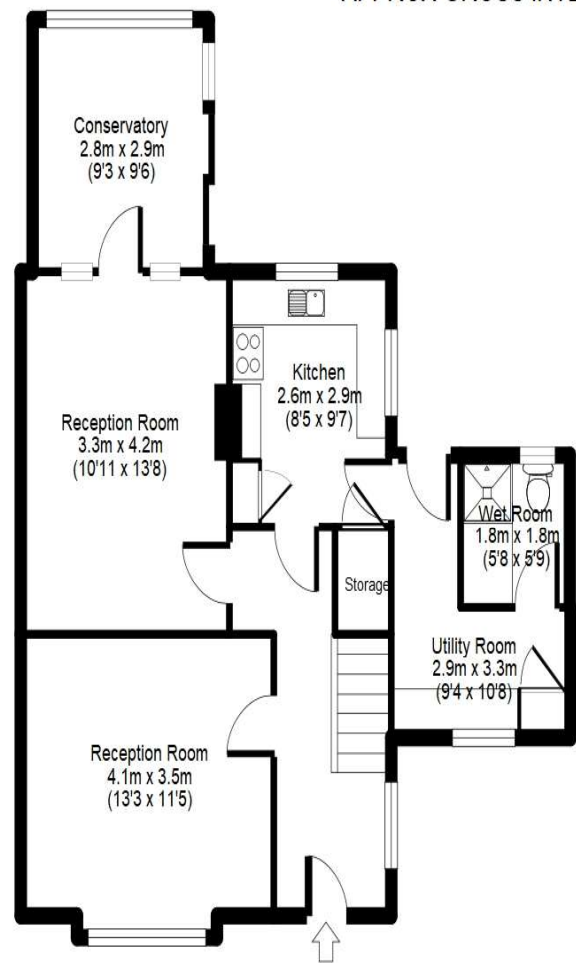
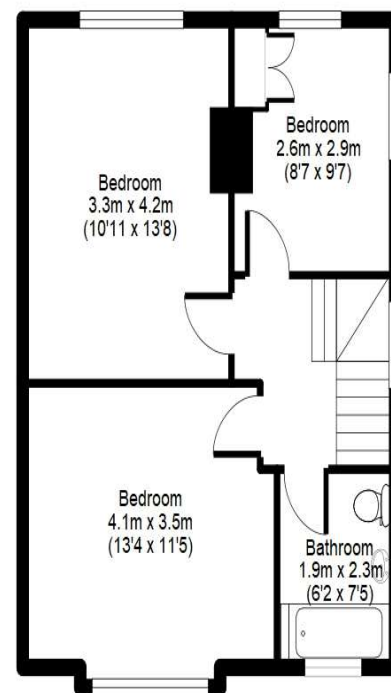


Birchwood Avenue, Hatfield, AL10

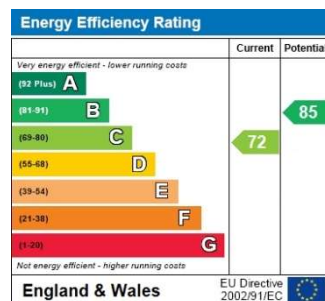
APPROX GROSS INTERNAL FLOOR AREA: 1151 sq. ft / 107 sq. m



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.

Birchwood Avenue, Hatfield Freehold

Price £575,000



POTENTIAL TO EXTEND TO SIDE & REAR (STPP). Semi-detached house situated within the convenient Birchwood Area of Hatfield close to local shops, schools, Birchwood Leisure Centre whilst also being within a mile of the town centre, business park and train station.

- Semi Detached House
- Three Bedrooms
- Potential to Extend
- Two Reception Room
- Double Glazed Conservatory
- Ground Floor Wet Room
- First Floor Bathroom
- Driveway for Five / Six cars
- Single Garage
- Approx 99` Rear Garden





Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Single radiator. Frosted double glazed window to side. Panelled effect doors to:

Dining Room

Single radiator. Double glazed window to front.

Lounge

Single radiator. Feature wall mounted fireplace with gas fire. Two wall light points. Double glazed window and door to:

Conservatory

Tiled floor. Double glazed windows to rear and side. Double glazed door to side.

Kitchen

Comprising a range of matching wall and base units with display shelving and work surfaces over. Inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker point with filter hood over. Plumbing for washing machine. Space for under counter fridge. Single radiator. Built in larder cupboard. Wall mounted boiler. Double glazed windows to rear and side. Frosted double glazed door to:

Utility Room

Comprising a range of matching wall and base units with work surfaces over. Space for under counter freezer. Tiled floor. Downlighters. Frosted double glazed window to front. Frosted double glazed door to rear garden. Part frosted glazed door to:

Wet Room

Sloped tiled floor to drain with shower unit over and glazed screen to side. Corner wash hand basin with mixer tap. Low level W.C. Downlighters. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

First Floor Landing

Frosted double glazed window to side. Access to loft. Panelled effect doors to:

Bedroom One

Single radiator. Double glazed window to front.

Bedroom Two

Single radiator. Double glazed window to rear.

Bedroom Three

Single radiator. Double glazed windows to side and rear.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Tiled walls. Single radiator. Frosted double glazed window to front.

Front Garden

Walled to front with wrought iron fencing above. Laid to lawn with flower bed to side. Path to front door. Exterior lighting. Exterior power point. Pedestrian gated access to rear garden. Own driveway with parking for 5/6 cars giving access to:

Single Garage

Metal up and over door. Power connected. Window to rear.

Rear Garden - Approx 99'

South Easterly aspect. Paved patio area with a step up to a laid to lawn with flower beds to borders. Range of mature shrubs and bushes. Garden pond. Timber garden shed. Covered storage area. Cold water tap. Exterior power point. Exterior lighting.

Further Details

The property is Freehold

Council Tax Band - Band D