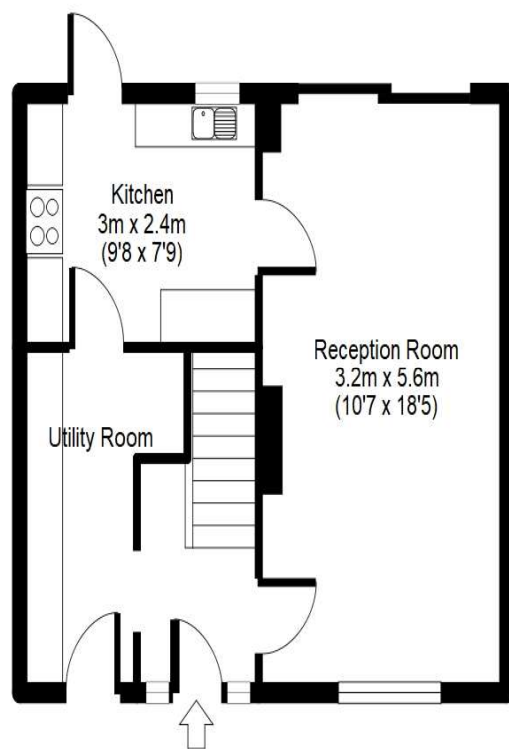
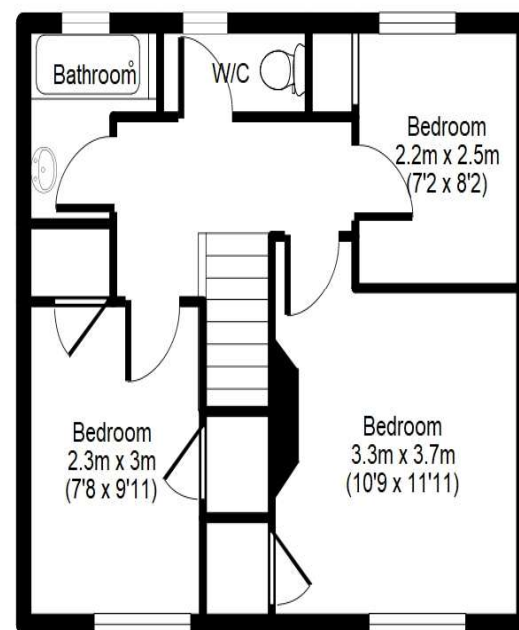


Hazel Grove, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 782 sq. ft / 73 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	81
EU Directive 2002/91/EC			

For identification purposes only
Measurements are approx and not to scale

Hazel Grove, Hatfield Freehold Offers in Excess of £310,000



Three bedroom mid-terrace, family home which is great for families and investors alike. Potential to extend at the rear of the property (STPP).

- Chain Free
- Off Street Parking
- Three Bedrooms
- Gas Central Heating to Radiators
- Separate WC/ Bathroom
- Close to Shops and Schools
- Rear Garden



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.



Entrance Hall

Via a wooden front door with obscure glass windows. Carpeted stairs leading to first floor landing. Door to Kitchen / Utility area and Lounge:

Lounge

Carpeted flooring. Radiator. Double glazed window to front. Double glazed patio door to rear.

Kitchen / Utility Area

Vinyl flooring. Double glazed door with obscure glazing to front. Comprising a range wall and base units with work surfaces over leading to kitchen. Single bowl drainer stainless steel sink unit with mixer tap. Part tiled walls. Free standing 4 ring gas hob and oven. Plumbing for washing machine. Radiator. Entrance to Lounge via kitchen. Rear glazed window and door with obscure glazing opening onto the rear garden.

Bedroom One

Carpeted flooring. Radiator. Built in single cupboard. Double glazed window to front.

Bedroom Two

Carpeted Flooring. Radiator. Built in over stairs storage cupboard. Double glazed window to front.

Bedroom Three

Carpeted flooring. Radiator. Built in single cupboard. Double glazed window to rear.

Bathroom

Vinyl flooring. Radiator. Tiled walls with white panel bath with electric shower. Pedestal wash hand basin. Extractor fan. Double glazed frosted window to rear.

Front Garden

Off street parking. Low maintenance garden with mature shrubs.

Rear Garden

Multi-level garden. Outside tap. Storage Shed at rear.

Further Details

The property is Freehold

Council Tax Band - Band C