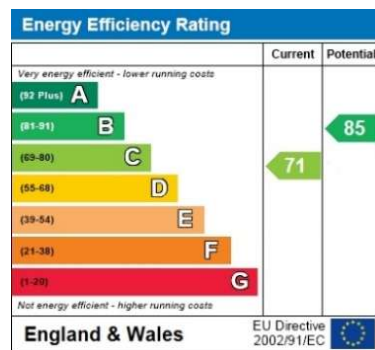
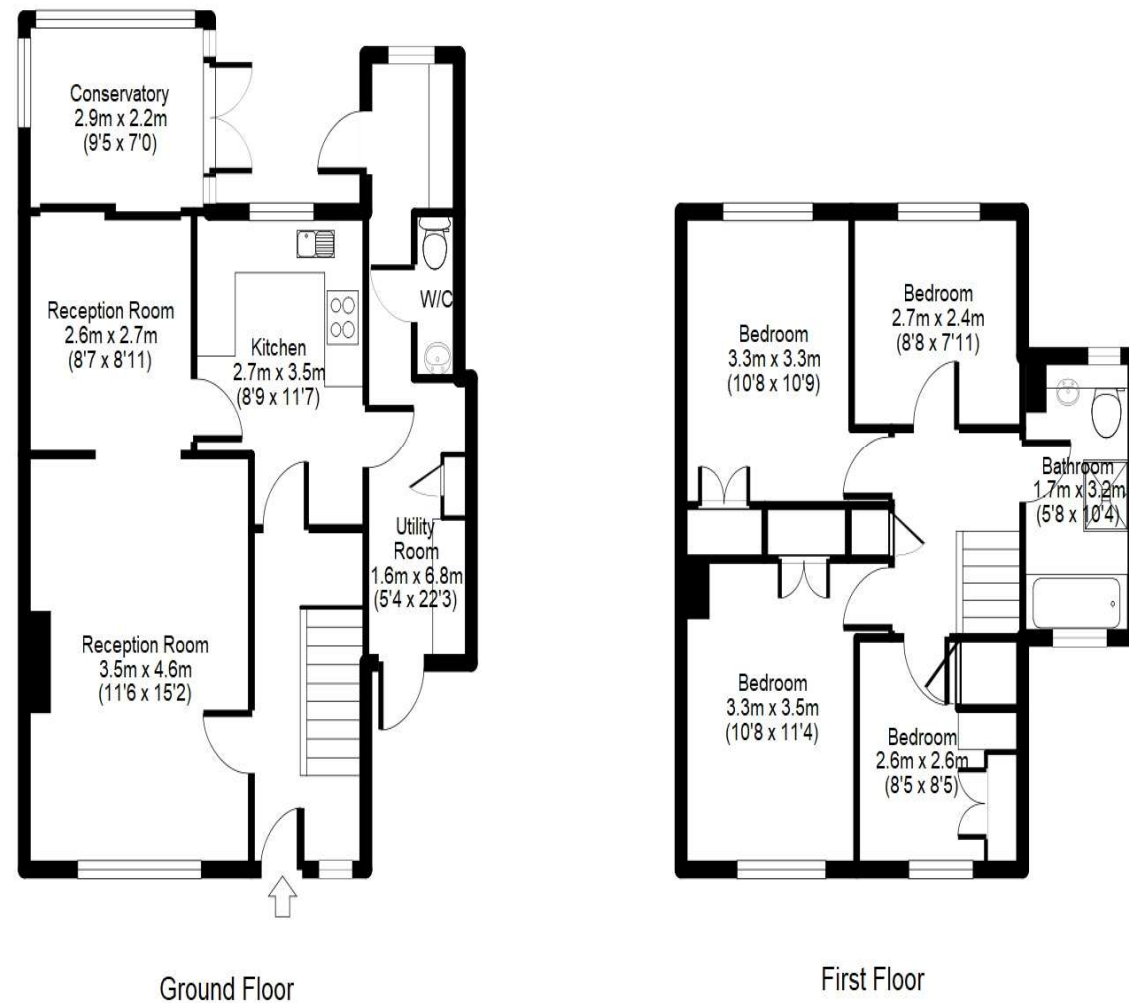


Maryland, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1079 sq. ft / 100 sq. m



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.

Maryland, Hatfield Freehold

Price £415,000



WELL PRESENTED FOUR BED FAMILY HOME. This mid terraced property is situated within the Cavendish area close to local shops, schools, The Galleria Shopping Centre and Hatfield Town Centre. The current family have lived in the property since 1967.

- Mid Terrace House
- Well Presented
- Four Bedrooms
- Lounge & Dining Room
- Double Glazed Conservatory
- Refitted Kitchen with Hob & Oven
- Separate Utility Room
- Bathroom with Shower Cubicle
- Landscaped Front & Rear Gardens





Entrance Hall

Via a part frosted double glazed front door. Stairs to first floor with understairs area. Single radiator. Frosted double glazed full height window to front. Panelled effect doors to kitchen and:

Lounge

Concealed radiator. Feature fireplace with gas flame coal effect fire, marble inset and hearth. Double glazed window to front. Opening to:

Dining Room

Double radiator. Panelled effect door to kitchen. Double glazed patio doors to:

Conservatory

Brick base with double glazed windows to sides and rear. Double glazed French doors to rear garden. Power points. Two wall light points. Double radiator.

Kitchen

Comprising a range of refitted wall and base units with granite work surfaces over with matching upstands. Inset one and a half bowl stainless steel sink unit with mixer tap. Built in electric hob with double oven under and overhead filter hood. Built in concealed dishwasher. Space for upright fridge/freezer. Concealed wall mounted boiler. Under floor heating. Tiled floor. Double glazed window to rear. Frosted multi paned door to:

Utility Room

Comprising a range of refitted wall and base units with work surfaces over. Plumbing for washing machine. Space for tumble dryer. Cupboard housing meters. Tiled floor. Downlighters. Wall mounted electric heater. Double glazed window to rear. Part frosted double glazed doors to front and rear. Panelled effect door to:

Ground Floor Cloakroom

Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled floor. Extractor fan.

First Floor Landing

Storage cupboard. Access to loft. Panelled effect doors to:

Bedroom One

Built in double cupboard. Double glazed window to front.

Bedroom Two

Built in double cupboard. Single radiator. Double glazed window to rear.

Bedroom Three

Single radiator. Double glazed window to rear.

Bedroom Four

Fitted wardrobes and built in over stairs cupboard. Single radiator. Double glazed window to front.

Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and hand shower attachment. Central double shower cubicle with glazed screens, doors shower. Low level W.C with concealed cistern. Vanity unit with part inset wash hand basin, mixer tap and cupboard under. Downlighters. Heated chrome effect towel rail. Frosted double glazed windows to front and rear.

Front Garden

Recently relandscaped with tiered flower beds with retaining sleepers. Paved steps down to a larger paved area.

Rear Garden - Approx 42'7

Two paved patio areas to the beginning and end of the garden. Laid to lawn with flower beds to borders, retained by sleepers with mature shrubs. Exterior power point. Cold Water tap. Exterior lighting. Backing onto an allotment.

Further Details

The property is Freehold

Council Tax Band - Band D