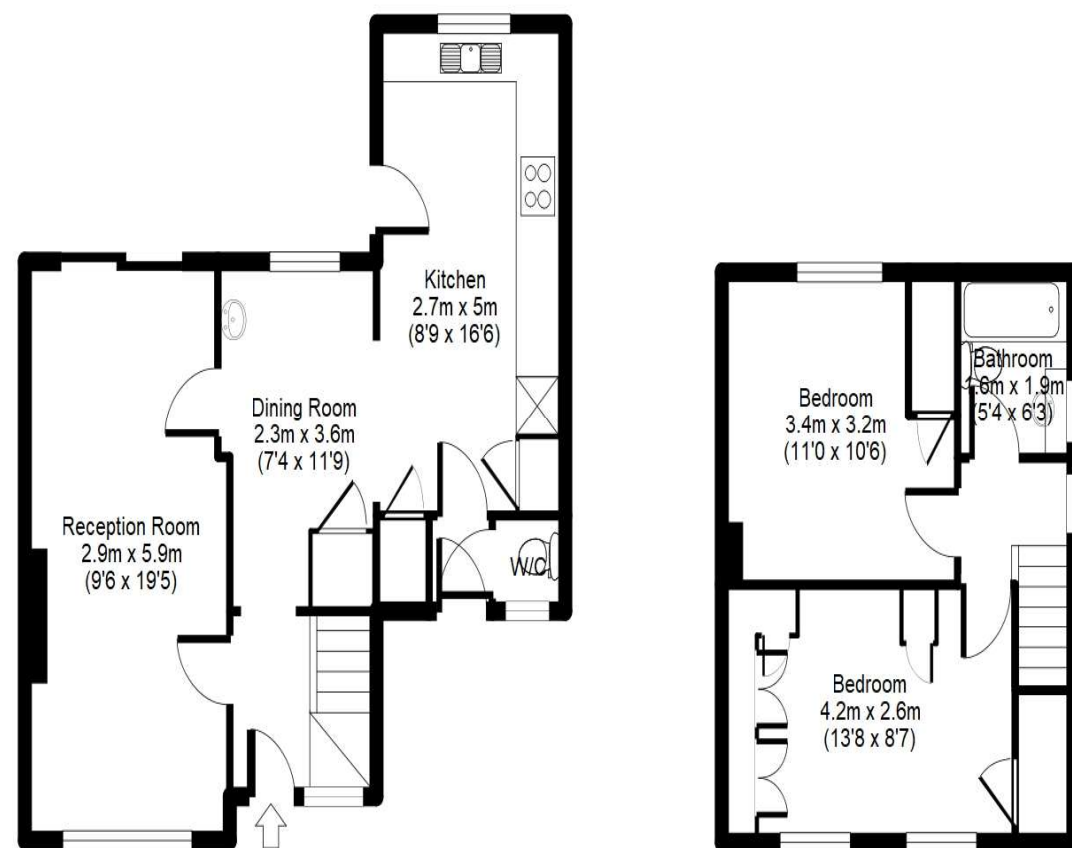


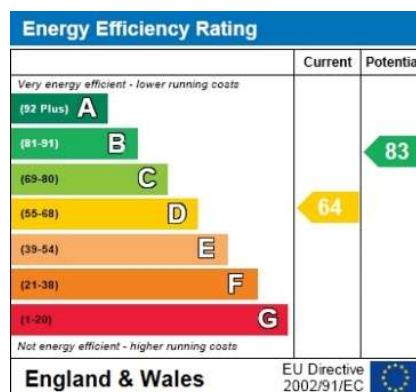
## Garden Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 799 sq. ft / 74 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 Tenure Not Known Price £375,000



A CHAIN FREE. EXTENDED TWO BEDROOM end terraced house situated within close proximity to Highview shops, schools and The Hatfield Leisure centre. Rear garage and driveway parking.

- End of Terrace House
- Extended to Side and Rear
- Two Receptions
- Ground Floor WC
- Two Bedrooms
- Living Room
- Own Driveway
- Garage to Rear







## Entrance

Double glazed obscure door opening onto:

## Hallway

Carpeted flooring, double glazed obscure window, radiator, and stairs to first floor. Under stairs storage cupboard. Doors to off Lounge and Dining Room:

## Living Room

Carpeted flooring, radiator, gas fire and dual aspect double glazing to front and rear. Security shutters to rear patio doors. Door to Dining room:

## Dining Room

Carpeted flooring, radiator, pedestal hand wash basin with splash back tiles and double glazed window to rear. Opening onto Kitchen:

## Kitchen

Comprising a range of wall and base units with work surfaces and single bowl stainless steel sink unit with mixer tap. A 4 ring gas hob with overhead concealed extractor fan, integrated electric oven and grill. Space and plumbing for washing machine, dishwasher and upright fridge/freezer. Larder storage cupboard. Meter cupboard. Double glazed window to rear. Double glazed door to side opening onto garden. Radiator. Tiled walls and floor. Door to:

## Lobby Area

Tiled flooring and obscure double glazed door to front. Storage cupboard. Door to:

## Ground Floor WC

Fully tiled throughout, low flushing WC, wall mounted hand wash basin, obscure double glazed window to front. Radiator. Tiled walls.

## First Floor Landing

Carpeted flooring. Access to loft. Panelled effect doors to:

## Bedroom One

Carpeted flooring, radiator. Double glazed window to rear. Sliding panelled effect pocket door to:

## Bedroom Two

Carpeted flooring, Double radiator. Double glazed window to front.

## Bathroom

A refitted suite comprising of a walk-in bath with door with mixer tap and power shower with a hand shower attachment. Low level W.C. Vanity unit with wash hand basin mixer tap and drawers under. Tiled walls and floor. Heated towel rail. Frosted double glazed window to front.

## Front Garden

Low maintenance garden with railed steps down to pathing with evergreen hedged borders.

## Rear Garden

Rear Garden: South Easterly aspect with patio area, laid to lawn with shrubs and bushes to borders Exterior lighting. Paved access to garage. Timber storage shed. Single garage with its up and over door. Gated driveway providing parking for one vehicle.

## Further Details

The property is Tenure Not Known  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**