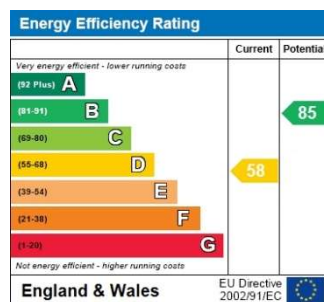
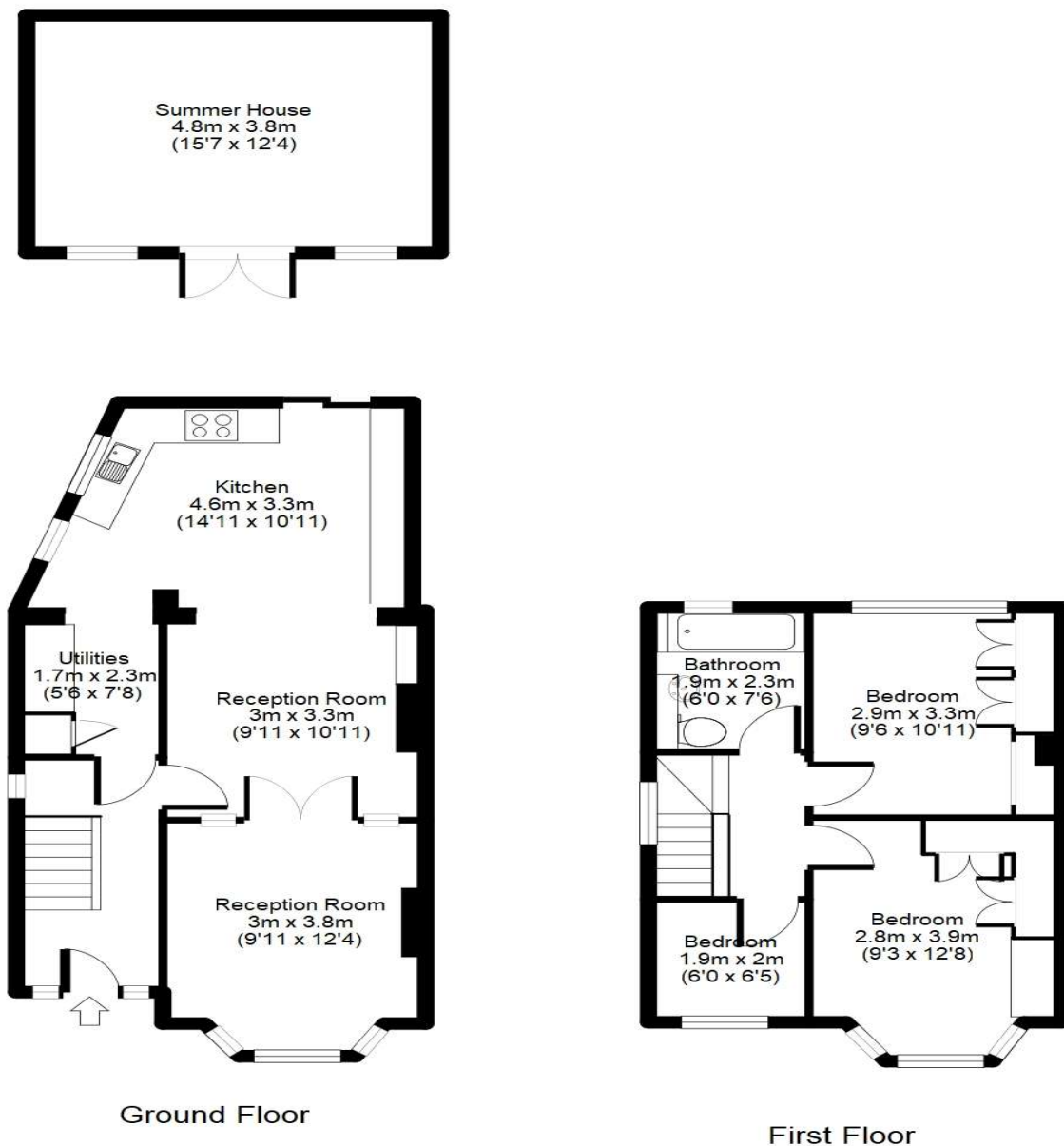


Astwick Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1021 sq. ft / 95 sq. m incl Summer House



For identification purposes only
Measurements are energy 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.

Astwick Avenue, Hatfield Freehold

Price £475,000



A sought after extended three-bedroom bay fronted semi-detached house located within "Hatfield Garden Village" with off street parking shared driveway, garage, and summer house.

- Located in Hatfield Garden Village
- Extended Semi Detached
- Lounge and Dining room
- Spacious Refitted Kitchen / Dining Room
- Three Bedrooms
- Refitted Bathroom
- Three Bedrooms
- Generous Sized Garden with Summer House
- Driveway and Garage
- Close to Local Shops and Business Park





Entrance Hall

Double glazed entrance door, stairs to the first floor with cupboard under, radiator, door to:

Dining Room

Kardean flooring, fireplace recess, double doors with wing windows leading to:

Lounge

Carpeted flooring, double glazed bay window to front, wall light points, radiator, working open fireplace with decorative surround, hearth, and display mantle over.

Kitchen / Breakfast Bar

A selection of wall and base units, complimentary worktops and tiled splash backs, stainless steel sink and drainer with mixer tap, space for washing machine, dishwasher and fridge/freezer, integrated stainless steel oven and hob with integrated concealed extractor hood, two radiators, double glazed windows to side and double glazed patio doors leading to the rear garden. Kardean flooring throughout.

Landing

Carpeted stairs to landing, which is bright and airy with double glazed window to side, access to loft, doors to:

Bedroom One

Carpeted flooring, double glazed bay window to front, a selection of built in wardrobes, radiator and wall light points.

Bedroom Two

Carpeted flooring, double glazed window to rear, range of built in wardrobe, airing cupboard housing hot water cylinder and immersion heater.

Bedroom Three

Carpeted flooring, double glazed window to front, and radiator.

Family Bathroom

Refitted suite comprising of dual flush concealed cistern WC, vanity unit with mounted wash hand basin with mixer tap and cupboard under mirror and lighting with shaving point, panel enclosed bath with thermostatic shower and glazed screen, wall mounted heated towel rail, part tiled walls, and double glazed obscure window to rear. Laminated flooring.

Front Garden

Flower beds, block paved off street parking, shared driveway leading to single garage and side access gate to rear garden.

Garage

Up and over door, power and light, double glazed window to side and door to side.

Rear Garden

A patio area ideal for entertaining friend and family, laid lawn, shrubs and evergreen borders, a spacious detached timber summer house with power and light and decking, water tap and lighting ideal to use a gym, workshop or office space. Additional timber storage shed.

Further Details

The property is Freehold

Council Tax Band - Band D