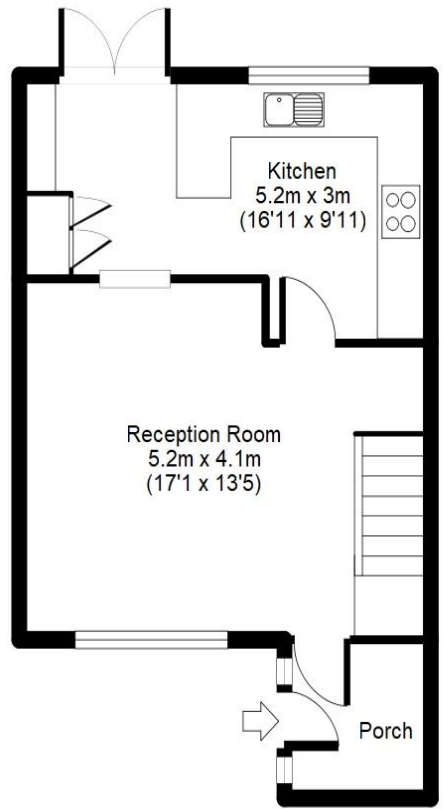
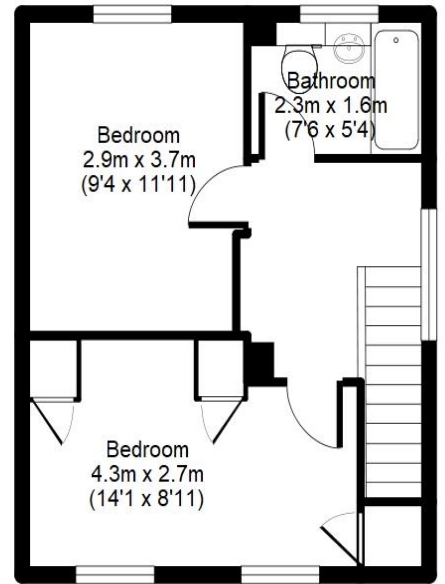


Maryland, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 751 sq. ft / 70 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.

Maryland, Hatfield Freehold
Guide Price £365,000



Stylish two bed end terrace, fully refurbished approx. 5–6 years ago with new roof, wiring, plumbing, kitchen & bathroom. Recently redecorated. Landscaped garden, gas heating, double glazing. Walk to Hatfield Town Centre & Galleria. Perfect first home or investment!

- End of terrace two bedroom home
- Fully refurbished approx. 5–6 years ago (new roof, electrics, plumbing)
- High-spec kitchen and contemporary bathroom
- Recently redecorated throughout
- Spacious living room and open-plan kitchen/diner
- Two generous first-floor double bedrooms
- Gas central heating and full double glazing
- Beautifully landscaped rear garden
- Walking distance to Hatfield Town Centre and The Galleria
- Ideal for first-time buyers or investors





Entrance

Via composite front door leading into porch.

Porch

Wood effect flooring and door leading to living area.

Reception Room

13'5" (4.09m) x 17'1" (5.21m)

Two radiators. Television and telephone points. Multiple plug points. Under stairs storage. Double glazed window to front. Door to kitchen.

Kitchen

9'1" (2.77m) x 16'11" (5.16m)

Comprising a range of matching fitted wall and base units with work surfaces. One and a half bowl sink unit with mixer tap. Part tiled walls. Electric cooker hob with oven under and extractor hood. Built in concealed fridge freezer, dish washer and washing machine. Built in microwave, tiled flooring, multiple plug points. Double glazed windows and patio door to garden.

First Floor Landing

Access to loft. Double glazed window to side. Spotlights. Doors to bedrooms and bathroom.

Bedroom One

8'11" (2.72m) x 14'1" (4.29m)

Range of fitted wardrobes and cupboards. Television point and multiple plug points. Spot lights. Radiator. Double glazed window to front.

Bedroom Two

11'11" (3.63m) x 9'4" (2.84m)

Wood effect flooring. Spot lights. Double radiator. Double glazed window to rear.

Family Bathroom

Comprising of panel enclosed bath with power shower. Low level WC with concealed cistern. Wash hand basin. Heated towel rail. Spot lights. Fully tiled. Frosted double glazed window to rear.

Rear Garden

Covered paved patio area. Laid to lawn with flower beds to borders. Exterior light. Exterior cold water tap. Bricked garden shed housing boiler. Pedestrian rear access.

Further Details

The property is Freehold
Council Tax Band - Unknown

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.