



54 Hawthorne Road, B36 0HJ

£260,000

This semi detached home briefly comprises hallway, two reception rooms, kitchen, conservatory, downstairs bathroom, three bedrooms and shower room. There is a driveway to the front and an enclosed rear garden. This property requires some modernisation and offers NO CHAIN

Approach

Block paved garden.



Porch

Double glazed window to side and front, door to front and ceiling light point.

Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.

Lounge

12'3 x 10'0 (3.73m x 3.05m)

Double glazed bay window to front, radiator and ceiling light point.



Reception Room Two

13'4 x 9'9 (4.06m x 2.97m)

Double glazed sliding patio doors to rear conservatory, feature fire place, radiator and ceiling light point.



Conservatory

Double glazed windows to rear and side, double glazed French doors leading to rear garden and ceiling light point.



Kitchen

6'7 x 3'5 (2.01m x 1.04m)

Two double glazed windows to rear, double glazed window, door giving access to rear garden, wall base and drawer units, stainless steel sink with drainer and mixer tap, space for cooker with extractor over, plumbing and space for white goods, radiator and ceiling light point.



Downstairs Bathroom

Double glazed window to front, low level w/c, hand wash basin, panel bath, separate shower cubicle, radiator and ceiling light point.

Landing

Double glazed window to side, loft access and ceiling light point.

Bedroom One

12'3 x 9'9 (3.73m x 2.97m)

Double glazed bay window to front, radiator and ceiling light point



Bedroom Two

13'6 x 9'9 (4.11m x 2.97m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

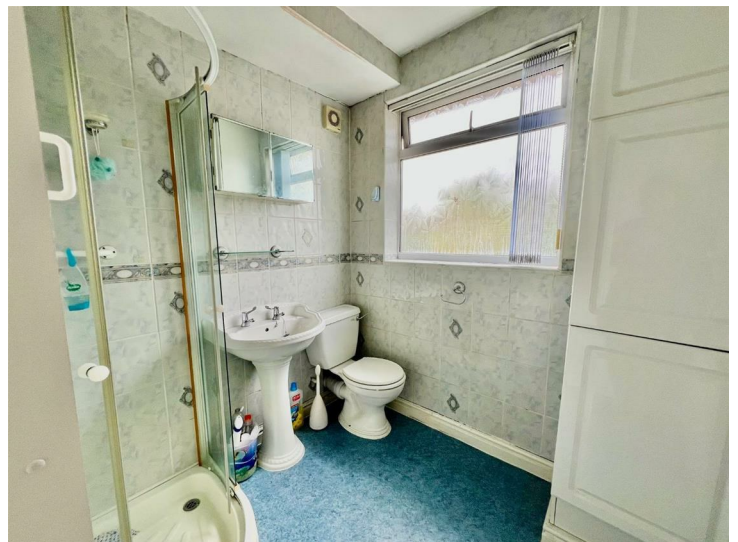
5'5 x 6'5 (1.65m x 1.96m)

Double glazed window to front, radiator and ceiling light point.



Shower Room

Double glazed window to rear, shower enclosure, low level w/c, hand wash basin, radiator and ceiling light point.



Rear Garden

Low maintenance garden, enclosed to neighbouring boundaries.

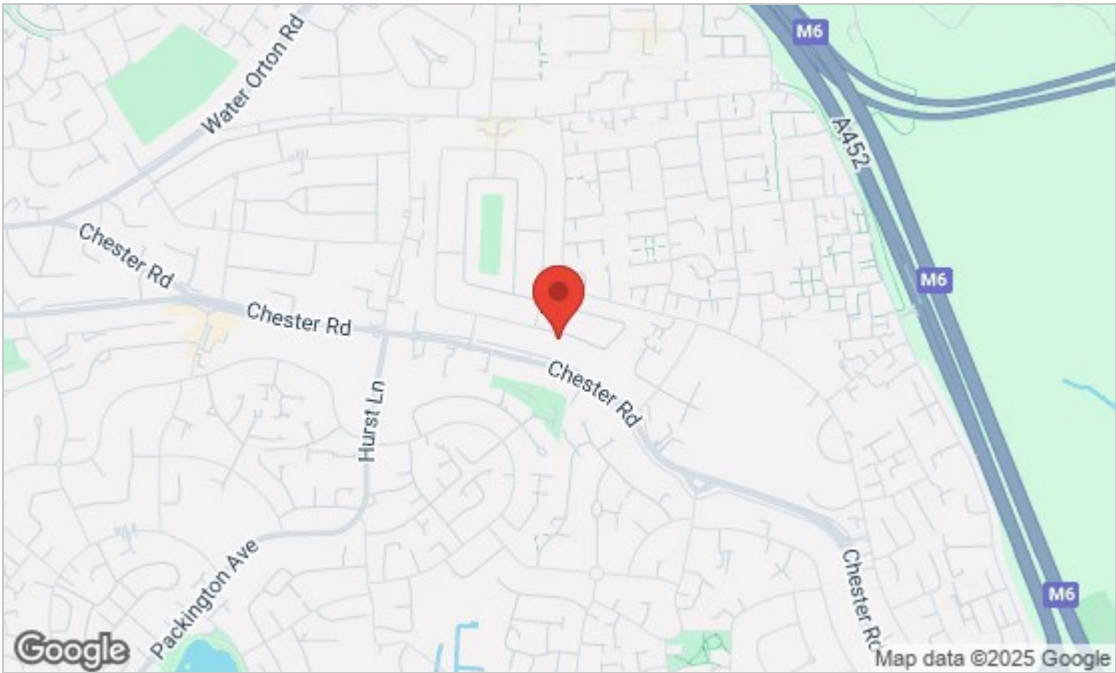


Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax - C
EPC Rating - TBC



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		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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