



**3 Bed  
House - Detached  
located in Hatfield**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



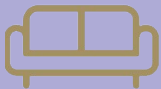
**Birchwood Avenue**  
**Hatfield**  
**AL10 0PL**



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**Offers In Excess Of**  
**£450 000**

Walking distance from Hatfield station and extremely close to local shops this three bedroom detached late 90's built house features en-suite shower to bedroom one, two reception rooms, downstairs cloakroom and rear access garage en-block. Offered chain free.

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Covered entrance porch. Part frosted glazed. Opens into

**ENTRANCE HALL**

Single radiator. Frosted double glazed window to front. Under stairs storage cupboard housing electricity and consumer unit.

**DOWNSTAIRS CLOAKROOM**

Modern white suite comprising top flush W.C. Vanity top wash basin with cupboard below. Tiled floor. Tiled splashback. Single radiator. Frosted double glazed window to side.

**LOUNGE**

18'3 x 10'1

Double radiator. TV aerial point. Double glazed windows and patio doors to rear.

**DINING ROOM**

10'1 x 9'

Telephone point. TV aerial point. Double glazed window to front.

**KITCHEN**

11'3 x 7'6

Range of wood grain wall and drawer units featuring cupboards and drawers. Granite effect working surfaces. 4-ring Electrolux gas hob with concealed extractor above. Oven below. Space for fridge / freezer. Space for washing machine. One and a half bowl stainless steel sink. Wall mounted Worcester gas central heating boiler. Tiled flooring. Tiled splashbacks. Breakfast bar. Single radiator. Part frosted double glazed window casement door to side. Dual aspect double glazed windows to rear and side.

**FIRST FLOOR LANDING**

Approached via turn flight staircase from hallway. Double glazed window to side. Access to loft with aluminium foldaway ladder.

**BEDROOM ONE**

13' x 10'2

Single radiator. TV aerial point. Double glazed window to rear.

**ENSUITE SHOWER ROOM**

7'1 x 3'

White suite comprising shower base with Mira shower. Glass door. Vanity top wash basin with cupboards below. Top flush W.C. Tiled floor. Tiled splashbacks. Wall mounted illuminated mirror. Extractor fan. Chrome heated towel rail.

**BEDROOM TWO**

10'3 x 8'7

TV aerial point. Single radiator. Double glazed window to front.

**BEDROOM THREE**

9'9 x 7'8

Single radiator. TV aerial point. Double glazed window to rear.



### **BATHROOM**

6'8 x 5'7

Modern white suite comprising bath with mixer tap and separate shower over bath and additional hand shower. Top flush W.C. Vanity top wash basin with double width cupboards below. Tiled floor. Tiled splashbacks. Chrome heated towel rail. Built in cupboard housing hot water tank. Extractor fan. Frosted double glazed window to front.

### **EXTERIOR REAR**

47'5 x 19'2

Tapering widest point being directly to rear of property which has full width paved patio. External water point. Garden is predominately freshly laid lawn with timber fence panelling to one side. Close boarded timber fencing to other. Gravel path to access gate giving access to rear parking area. Security light. Access from rear garden to front garden via paved sideway. Timber shed. Timber gate. External gas meter.



### **GARAGE EN-BLOCK**

16'9 x 8'2

Up and over door to front. Lighting and power.

### **EXTERIOR FRONT**





Well secluded and predominately lawned with mature tree and single access gate.



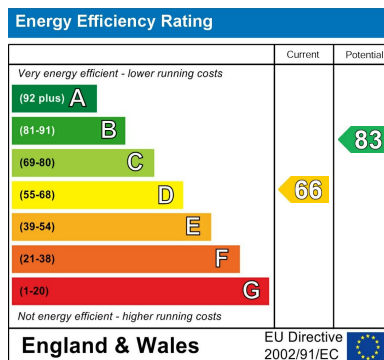
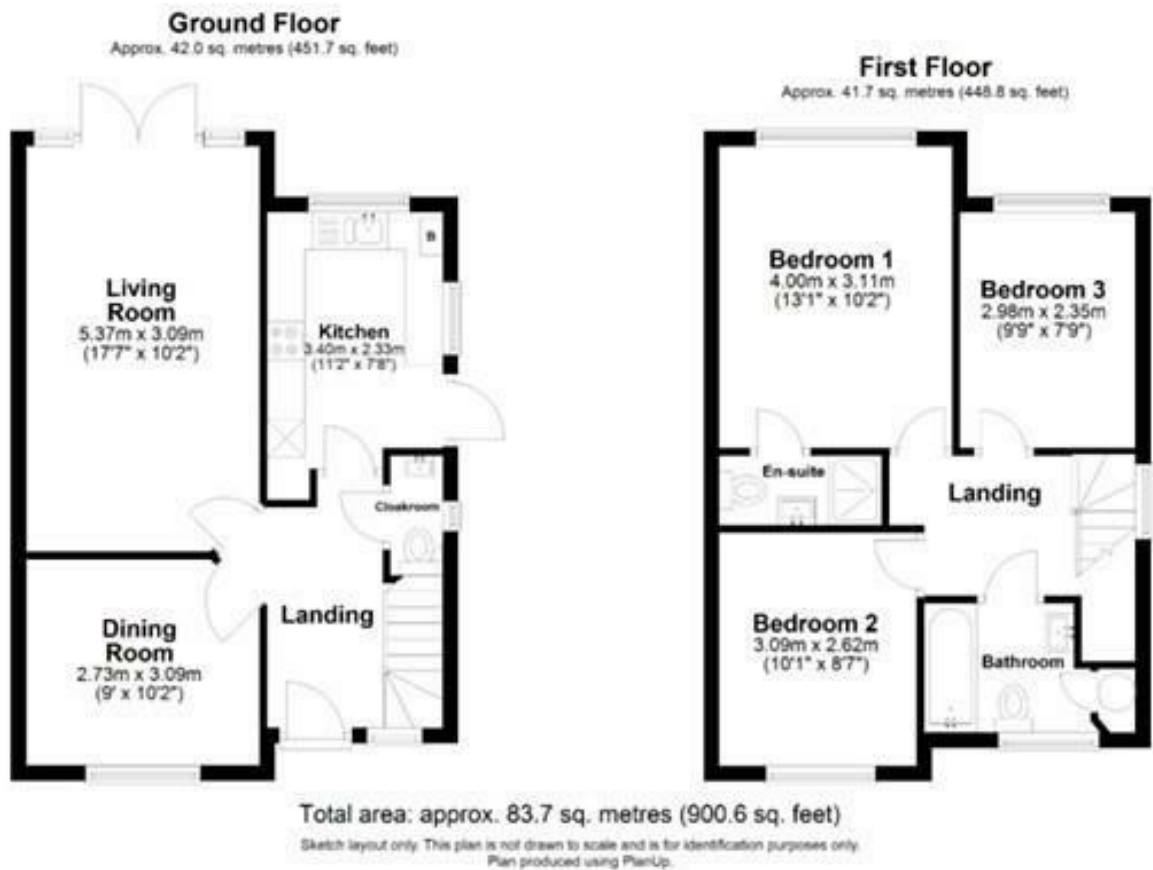




**11A Birchwood Avenue, Hatfield, AL10 0PL**







## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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