



25 Aviation Avenue, Hatfield, AL10 9UB

A modern Townhouse in Salisbury Village situated opposite the De Havilland campus of The University with the property being currently let to five tenants as a HMO. The accommodation comprises lounge, kitchen/dining room with fitted appliances and cloakroom on the ground floor, five bedrooms, one with en-suite plus family bathroom over the next two floors. To the rear there is a low maintenance garden with gated access plus two allocated parking spaces to the front.



Asking Price £465,000 Freehold



Entrance Hall

Door to front. Stairs to first floor and doors to:

Lounge

3.02 x 3.80 (9'10" x 12'5")

Double glazed window to front, radiator and tv point.

Kitchen

4.94 x 3.72 (16'2" x 12'2")

Modern fitted kitchen with a range of wall and base mounted cupboards, built in oven, hob and extractor plus Integrated dishwasher. Single drainer stainless steel sink, plumbing for washing machine and space for upright fridge/freezer. Double glazed window and French door to rear. Under stairs storage cupboard and radiator. Wall hung boiler.

WC

Low level WC, pedestal wash hand basin and extractor fan.

Landing

Radiator, cupboard housing cylinder and doors to:

Bedroom One

4.99 x 2.81 (16'4" x 9'2")

Double radiator & Double glazed window to rear. Door to:

En-suite Shower Room

Tiled shower cubical with glazed door. Pedestal wash hand basin, Low level WC and extractor fan.

Bedroom Two

2.96 x 3.53 (9'8" x 11'6")

Double glazed unit to front with window and door with Juliette balcony, radiator and wash hand basin.

Landing

Doors to the following:

Bedroom Three

2.81 x 4.97 (9'2" x 16'3")

Two radiators, pedestal wash hand basin and double glazed window to rear.

Bedroom Four

2.73 x 3.62 (8'11" x 11'10")

Built in over stairs cupboard, double glazed window to front and radiator.

Bedroom Five

3.65 x 2.16 (11'11" x 7'1")

Double glazed window to front and radiator.

Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and shower attachment plus electric shower unit over. Wash hand basin, low level WC and splash back tiling. Radiator and extractor fan

Exterior

Rear Garden - Low maintenance with gated access to rear.
Two allocated parking spaces to front.

TENURE

Freehold



