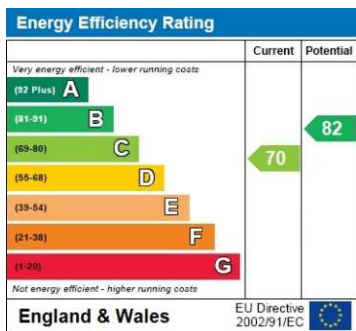
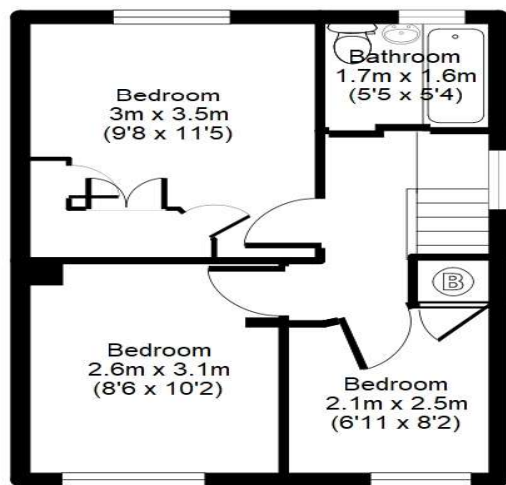
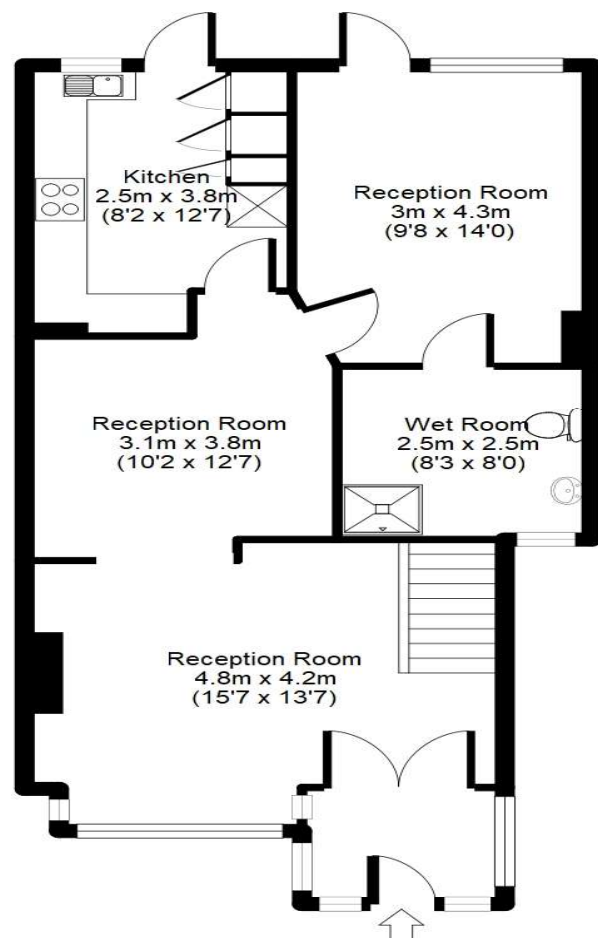


Heathcote Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 978 sq. ft / 91 sq. m



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 particular 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.

Heathcote Avenue, Hatfield Freehold  
Offers in Excess of £550,000



A VERY WELL-PRESENTED EXTENDED SEMI-DETACHED HOUSE. Located within one of the most popular roads in the convenient Birchwood area, this semi-detached home has been extended and improved to create an ideal family home.

- Extended Semi-Detached House
- Four Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- En-Suite Wet Room
- Lounge & Dining Room
- Double Garage
- Own Drive





# Heathcote Avenue, Hatfield

**raineandco**  
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Dedicated and Personal Service



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## Entrance Hall

Via Part leaded light effect double glazed front door. Double radiator. Wood effect flooring. Leaded light effect double glazed windows to front and sides. Part frosted multi paned double doors to:

## Lounge

Concealed radiator. Wood effect flooring. Feature marble effect fireplace and hearth. Stairs to first floor with under stairs storage cupboard. Leaded light effect double glazed bay window to front. Open to:

## Dining Area

Concealed radiator. Wood effect flooring. Panelled effect door to reception room / bedroom four. Half multi paned stable door to:

## Kitchen

Comprising a range of refitted wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Built in electric hob with tiled splash back and overhead extractor hood. Built in double oven. Built in concealed fridge/freezer. Plumbing for washing machine and dishwasher. Tiled floor. Double radiator. Vaulted ceiling with double glazed skylight. Double glazed window to rear. Double glazed door to rear garden.

## Reception / Bedroom Four

Double radiator. Wood effect flooring. Double glazed picture window to rear. Double glazed door to rear garden. Panelled effect door to:

## En-Suite Wet Room

Fully tiled walls, sloped floor to a central drain and wall mounted electric shower unit. Wall mounted wash hand basin. Low level W.C. Down lighters. Extractor fan. Frosted double glazed window to front.

## First Floor Landing

## Bedroom One

Range of fitted wardrobes with bed space and matching cupboards over and bedside drawers. Single radiator. Wood effect flooring. Double glazed window to rear.

## Bedroom Two

High level cupboards. Single radiator. Wood effect flooring. Leaded light effect double glazed window to front.

## Bedroom Three

Built in over stairs cupboard housing a wall mounted boiler. High level cupboards. Single radiator. Wood effect flooring. Leaded light effect double glazed window to front.

## Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Front Garden

Mainly brick paved providing off street parking for two cars. Gated bin store age area.

## Rear Garden Approx 35'9

Low maintenance with a raised decked area with wooden balustrades and step down to a lawned area with astro turf and inset trampoline. Cold water tap. Exterior lighting. Pedestrian access to:

## Detached Double Garage Approx 18'3 x 17'10

Located to rear and accessed via service road with metal roller door. Light and power connected. Two double glazed windows to rear. Half frosted double glazed door to rear garden.

## Further Details

The property is Freehold  
Council Tax Band - Band D