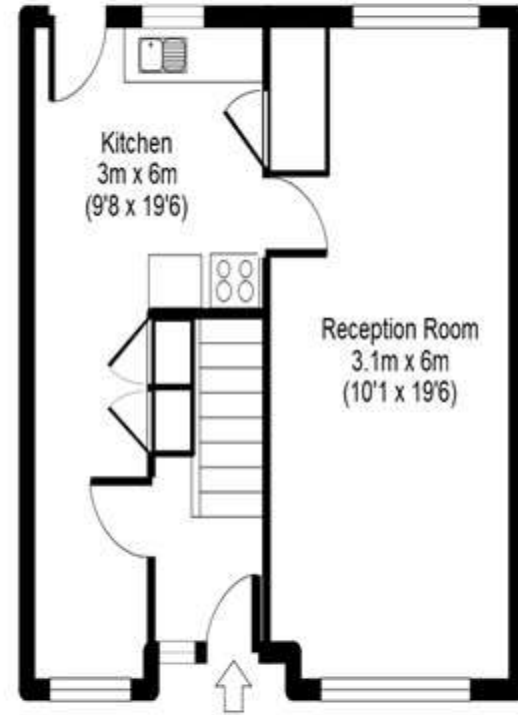
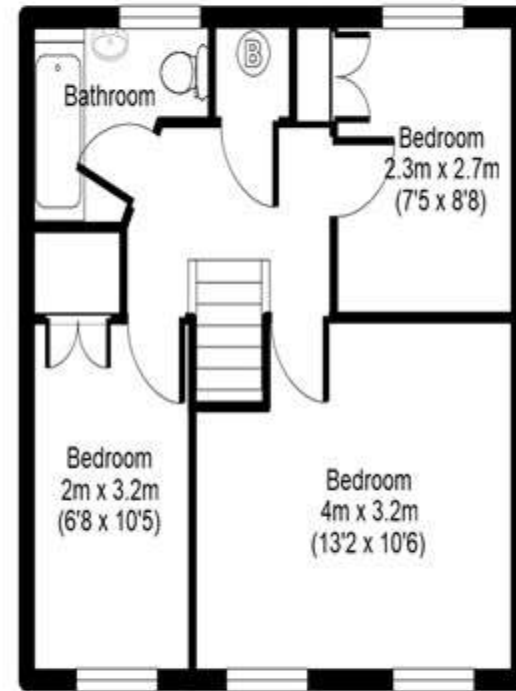


Garden Avenue, Hatfield, AL10

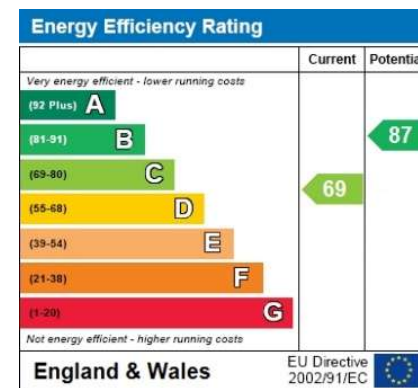
APPROX GROSS INTERNAL FLOOR AREA: 763 sq. ft / 71 sq. m



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.

Garden Avenue, Hatfield Freehold Price £350,000



BUY TO LET INVESTMENT ONLY. THREE BEDROOM mid terraced house situated within close proximity to Highview shops, schools and The Hatfield Leisure centre.

- Mid Terrace House
- Buy To Let Investment
- Spacious Living Room & Kitchen
- Three Bedrooms
- Front & Rear Garden





Entrance

Double glazed obscure window and door opening onto:

Hallway

Vinyl flooring, double glazed obscure window, radiator, and carpeted stairs to first floor. Doors to:

Living Room

Carpeted flooring, radiator, dual aspect double glazing to front and rear.

Kitchen

Comprising a range of wall and base units with work surfaces and a one and a half bowl sink unit with mixer tap, work tops with splash back tiles. A free standing 4 ring gas cooker, space and plumbing for washing machine and space for upright fridge/freezer. Larder storage cupboard. Meter cupboard. Under stairs storage cupboard. Double glazed window to rear. Double glazed door opening onto garden. Radiator. Vinyl flooring. Space for dining table and chairs.

First Floor Landing

Carpeted flooring. Access to loft. Airing cupboard housing combination boiler. Doors to:

Bedroom One

Carpeted flooring, radiator. Double glazed window to rear.

Bedroom Two

Carpeted flooring, Double radiator. Double glazed window to rear.

Bedroom Three

Carpeted flooring, Double radiator. Double glazed window to front.

Bathroom

A fitted suite comprising of a white panelled bath with mixer taps with wall mounted thermostatic shower controls, hand shower attachment and shower screen. Low level W.C. Vanity unit with wash hand basin mixer tap and drawers under. Part tiled walls. Vinyl flooring. Radiator. Frosted double glazed window to rear.

Front Garden

Low maintenance garden with mature shrubs.

Rear Garden

Westerly facing rear garden with paved patio area and path, laid lawn and two timber garden sheds. Evergreen boarder and mature shrubs. Outside light.

Further Details

The property is Freehold
Council Tax Band - Band C

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.