



Walker Grove, Hatfield, AL10 9PL

£260,000

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Step into a home that feels easy to live in from the moment you arrive. This beautifully kept two-bedroom first floor apartment offers a bright, welcoming space that suits both relaxed evenings and sociable weekends.

The heart of the home is the open-plan living area, where the lounge, dining space and kitchen all flow together effortlessly. Dual-aspect windows bring in plenty of natural light throughout the day, giving the whole space an uplifting feel. Whether it's a quiet night in or having friends over, it's a room that adapts to your lifestyle.

The recently fitted kitchen has been thoughtfully designed with modern units, integrated appliances and generous storage, making it as practical as it is stylish. It's the kind of space where cooking feels easy, whether it's a quick midweek meal or something more involved at the weekend.

Both bedrooms are well-proportioned and offer a calm, comfortable place to unwind. The main bedroom benefits from its own en-suite shower room, adding that extra level of convenience and privacy, while the second bedroom works perfectly as a guest room, home office or additional space to suit your needs.

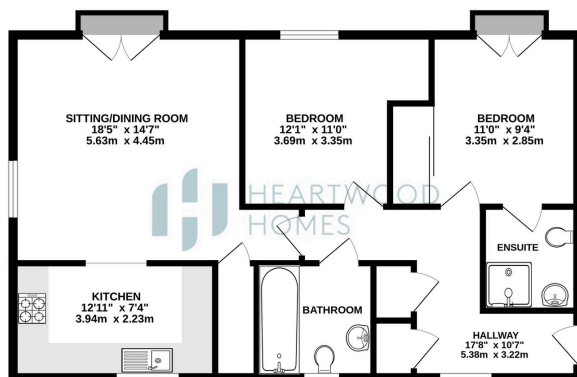
The main bathroom is finished with a clean, contemporary look, creating a space to start the day feeling refreshed or slow things down in the evening.

Practical touches like double glazing and a recently installed boiler add to the sense of comfort and efficiency, while the secure entry system offers peace of mind. The allocated parking space also makes day-to-day living that bit easier.

Set in a well-kept building and within easy reach of local shops, amenities and transport links, this apartment offers a great balance of convenience and a place you'll genuinely enjoy spending time in. It's a home that works just as well for first-time buyers as it does for those looking to simplify and settle into something low maintenance.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, it is not intended to be a substitute for a professional survey. The plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with SketchUp 2020



- Two-bedroom first floor apartment in excellent condition throughout
- Dual-aspect windows creating a light and airy feel
- Main bedroom with en-suite shower room
- Recently installed boiler for improved efficiency
- Allocated off-road parking space included
- Bright open-plan lounge, dining and kitchen space
- Recently fitted modern kitchen with integrated appliances
- Second bedroom ideal for guests, work or additional living space
- Secure entry system providing peace of mind
- EPC Grade B

