



16 Goshawk Gardens, Hayes

Hayes

£579,950



16 Goshawk Gardens

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3 bed semi, benefitting from a total back to brickwork internal refurbishment in 2023, lounge, kitchen diner, central heating, double glazed, fully boarded loft, 90'7" garden, parking, no chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A RARE OPPORTUNITY TO ACQUIRE A PROPERTY THAT BENEFITS FROM A BACK TO BRICKWORK INTERNAL REFURBISHMENT IN 2003
- THREE BED SEMI DETACHED HOUSE
- LOUNGE
- LUXURY FITTED KITCHEN DINER
- LUXURY FIRST FLOOR BATHROOM/WC
- CENTRAL HEATING & DOUBLE GLAZED
- VERY GOOD SIZED 90'7 REAR GARDEN
- OFF STREET PARKING
- JUST 350 YARDS FROM THE HIGHLY SOUGHT AFTER CHARVILLE ACADEMY
- VIEWING HIGHLY RECOMMENDED * NO UPPER CHAIN





Bathroom/WC

BATHROOM/WC Fitted white suite comprising:- Acrylic paneled D shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control, flexible hose, adjustable sliding rail & detachable handset, fixed rainfall style shower head, glazed shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, part Metro style wall tiling, vinyl flooring, chrome ladder style radiator, inset low voltage led ceiling lighting, Humidistat extractor fan, rear aspect Upvc double glazed window.**Lounge**

11' 6" x 10' 11" (3.50m x 3.33m)

Front aspect Upvc double glazed window, radiator, LVT vinyl flooring.

Kitchen Diner

17' 5" x 10' 2" (5.30m x 3.10m)

KITCHEN AREA Luxury fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails, matching base & drawer units with oak effect laminated worktops over, geometric style splash backs, inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, integrated washing dryer & fridge freezer, island unit & breakfast bar with fitted electric oven & gas hob over, inset low voltage led ceiling lighting, LVT vinyl flooring, built in under stairs storage cupboard rear aspect Upvc double glazed window, Upvc double glazed door to garden. DINING AREA Rear aspect Upvc double glazed window with Venetian blind, inset low voltage led ceiling lighting, LVT vinyl flooring, radiator.

Bedroom One

10' 11" x 10' 2" (3.33m x 3.10m)

BEDROOM ONE Rear aspect Upvc double glazed window, carpeted flooring, Roman blind, radiator.





Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m)

BEDROOM TWO Front aspect Upvc double glazed window with Roman blind, carpeted flooring, radiator.

Bedroom Three

7' 3" x 6' 2" (2.20m x 1.87m)

BEDROOM TWO Front aspect Upvc double glazed window with Roman blind, carpeted flooring, radiator.

Bathroom

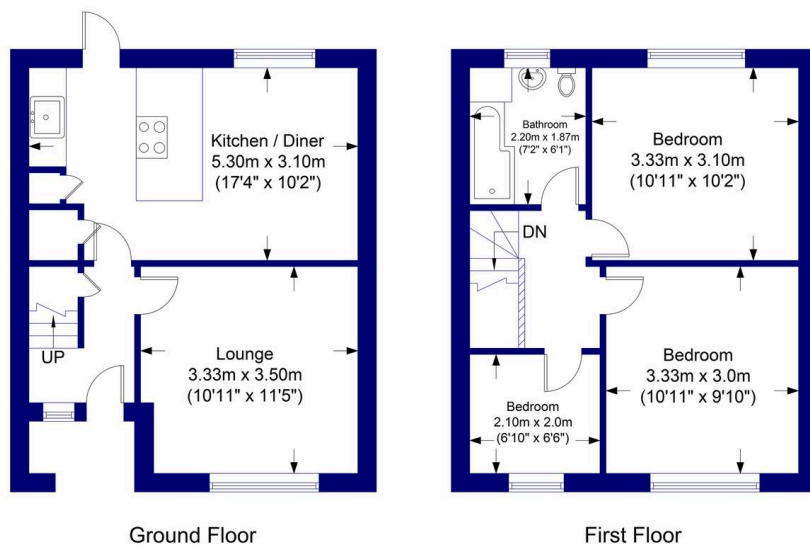
Fitted white suite comprising:- Acrylic panelled D shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control, flexible hose, adjustable sliding rail & detachable handset, fixed rainfall style shower head, glazed shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, part Metro style wall tiling, vinyl flooring, chrome ladder style radiator, inset low voltage led ceiling lighting, Humidistat extractor fan, rear aspect Upvc double glazed window.

GARDEN Very good sized 90'7 x 21'11 rear garden comprising:- Paved patio area, remainder laid to lawn, timber garden shed, timber close boarded panelled fencing, part trellis topped, outside light & water tap, timber shed, timber gate to shared drive.

PARKING Block paved off street parking to front for two cars & shared drive.



Approximate Gross Internal Floor Area : 66.93 sq m / 720.42 sq ft
Garden Measurement - (27.20m x 6.70m = 90'7" x 21'11")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only and should only be used as such by any prospective purchaser