

# *Asking price of £450,000 Freehold*

*Birchwood Avenue, Hatfield, AL10 0PT*



- **Extended End of Terrace House**
- **Beautifully Presented**
- **Three Bedrooms**
- **Lounge**
- **Kitchen / Dining / Family Room**
- **Ground Floor Cloakroom & Utility**
- **Games / Garden Room / Gym / Office**
- **Popular Location**

EXTENDED and IMPROVED end of terrace house situated within a highly POPULAR and convenient location close to local shops, schools and within a mile of the TRAIN STATION, town centre and BUSINESS PARK. The accommodation is presented and decorated to a very high standard and comprises of entrance hall, ground floor cloakroom, lounge, open plan kitchen/dining/family room with some built appliances, utility room, first floor landing, three bedrooms and a refitted bathroom with shower. Exterior features include a paved front garden, well-tended rear garden with a detached garden/games room/gym/home office which has been converted from the double garage can be accessed via a rear service road. Other benefits include double glazed doors and windows, gas central heating to radiators and solid oak doors throughout.

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## Entrance Hall

Via a part frosted double glazed front door with leaded light effect frosted side window. Stairs to first floor with under stairs storage cupboard. Double radiator. Wood effect flooring. Doors to lounge, kitchen/dining/family room and:

## Lounge

13'5" x 10'0" (4.09m x 3.05m)

Double radiator. Television and telephone points. Multiple plug points. Double glazed multi panelled effect bay window to front.

## Ground Floor Cloakroom

Low level W.C. Corner pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Chrome effect heated towel rail. Frosted multi paned effect window to side.

## Lounge

Double radiator. Down lighters. Double glazed multi paned effect bay window to front.

## Kitchen / Dining / Family Room

24'4" x 14'2" (7.42m x 4.32m)

Kitchen area comprising a range of refitted matching wall and base units with work surfaces over and matching peninsular breakfast bar. Inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in five ring gas hob with stainless steel hood over. Built in double oven and microwave. Built in concealed dishwasher. Space for fridge/freezer. Wood effect flooring. Three double radiators. Double glazed multi paned effect window to rear. Double glazed multi paned effect French doors and side windows to rear garden. Door to:

## Utility Room

5'4" x 4'3" (1.63m x 1.30m)

Comprising a work surfaces with space under for tumble dryer and plumbing for washing machine. Wall mounted combi boiler. Meter cupboards. Wood effect flooring.

## First Floor Landing

Access to loft. Frosted double glazed multi paned effect window to side. Doors to:

## Bedroom One

12'9" x 8'7" (3.89m x 2.62m)

Double radiator. Double glazed multi paned effect window to front.

## Bedroom Two

8'6" x 8'6" (2.59m x 2.59m)

Double radiator. Double glazed multi paned effect window to rear.

## Bedroom Three

9'8" x 6'6" (2.95m x 1.98m)

Double radiator. Double glazed multi paned effect window to front.

## Bathroom

A refitted white suite comprising of a squared end bath with mixer tap and hand shower attachment with separate shower over with rainwater head. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Low level W.C. with concealed cistern. Tiled walls. Tiled floor. Down lighters. Extractor fan. Heated chrome effect towel rail. Frosted double glazed multi paned effect window to rear.

## Front Garden

Paved with flower beds to borders. Gated pedestrian side access to:

## Rear Garden

Paved patio area and laid to lawn with flower beds to borders with a range of mature shrubs and bushes. Cold water tap. Exterior power point. Path to:

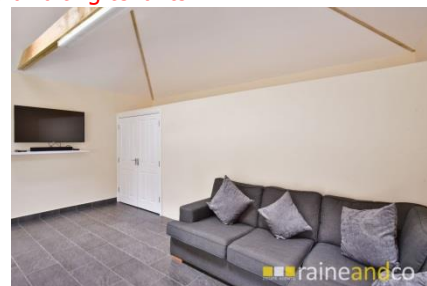
## Detached Games / Play / Garden Room / Office

Formerly a double garage now partitioned into two areas comprising of a range of wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Two skylight windows. Cat 5 cabling. Double glazed multi paned effect window to rear garden. Double glazed French doors with matching side windows to rear garden. Double doors to storage area with power points. Electric remote-control door with access to rear service road.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>		(69-80) <b>C</b>	<b>70</b>
(55-68) <b>D</b>	<b>71</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



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 their purpose. The agent has not had sight of the Title documents. References 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.



## Birchwood Avenue, Hatfield AL10

Total Area: 123.8 m<sup>2</sup> ... 1332 ft<sup>2</sup> (excluding garden approx. 12.5m x 6.1m, off street parking approx. 6.30m)

All measurements are approximate and for display purposes only