

# *Asking price of £310,000 Freehold*

*Robins Way, Hatfield, AL10 9QQ*



- **Mid Terraced House**
- **Three / Four Bedrooms**
- **One / Two Reception Rooms**
- **Double Glazed Conservatory**
- **Refitted Kitchen / Breakfast Room**
- **Refitted Bathroom & W.C.**
- **Westerly Aspect Rear Garden**
- **Gas C/H to Radiators**

Well presented mid terraced house situated within a no through road position close to local shops and schools. The property was previously let out and a stud partition has been erected in the lounge/dining room to create the fourth bedroom, this could easily be removed. The current owners have continuously maintained the property to a high standard and the accommodation comprises of entrance area open to the refitted kitchen/breakfast room with built in hob and oven, lounge and separate dining room, double glazed conservatory, three bedrooms, refitted bathroom with mixer shower and a refitted cloakroom. Other notable features include gas central heating to radiators, double glazed doors and windows, replacement uPVC fascia's, front and Westerly aspect rear gardens and a chain free transaction.

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## Entrance Area

Via a half frosted double glazed front door with matching side window. Stairs to first floor. Opening with part glazed brick partition to kitchen/breakfast room. Panelled effect door to:

## Lounge / Bedroom

10'9" x 9'2" (3.28m x 2.79m)

Double radiator. Double glazed window to front.

## Kitchen / Breakfast Room

9'11" x 18'6" (3.02m x 5.64m)

Comprising a range of matching wall and base units with work surfaces over and matching breakfast bar. Inset single drainer one and a half bowl sink unit with mixer tap. Built in 5 ring gas hob with oven under and overhead extractor hood. Plumbing for washing machine. Space tumble dryer. Space for upright fridge/freezer. Wall mounted combi boiler. Single radiator. Double glazed window to rear. Half double glazed door to rear garden. Panelled effect door to:

## Reception Room

11'4" x 8'11" (3.45m x 2.72m)

Double radiator. Internal double glazed picture window to rear. Double glazed door to:

## Conservatory

11'2" x 10'2" (3.40m x 3.10m)

Double glazed windows to side and rear. Wood effect flooring. Double glazed French doors to rear garden.

## First Floor Landing

Panelled effect doors to:

## Bedroom One

10'9" x 11'7" (3.28m x 3.53m)

Range of fitted wardrobes, some with mirrored fronts. Bed space with matching cupboards over and bedside drawer unit. Double radiator. Double glazed window to front.

## Bedroom Two

9'9" x 10'4" (2.97m x 3.15m)

Recess with hanging rail. Double radiator. Double glazed window to front.

## Bedroom Three

10'3" x 8'1" (3.12m x 2.46m)

Recess with hanging rail. Single radiator. Double glazed window to rear.

## Bathroom

A refitted suite comprising of a panel enclosed bath with glazed shower screen and mixer shower attachment. Pedestal wash hand basin with mixer tap. Tiled walls. Extractor fan. Heated chrome effect towel rail. Frosted double glazed window to rear.

## Separate WC

Low level W.C. Wall mounted wash hand basin with mixer tap. Frosted double glazed window to rear.

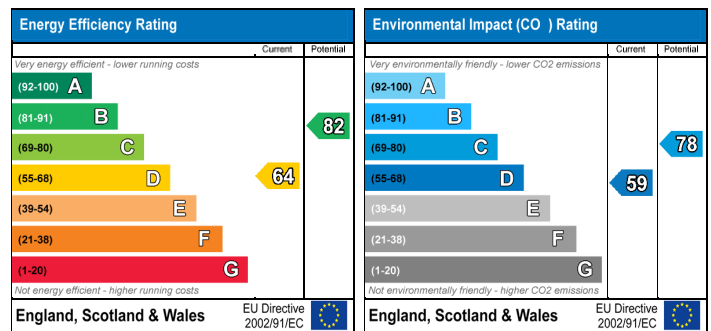
## Front Garden

Low maintenance and gravelled tiers with picket fence to front and steps and ramp down to front garden. Exterior lighting.

## Rear Garden

Approx. 49' 6

Westerly aspect. Patio area and laid to lawn with flower bed to side and nature shrubs. Timber garden shed. Hardstanding suitable for greenhouse.



## 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.



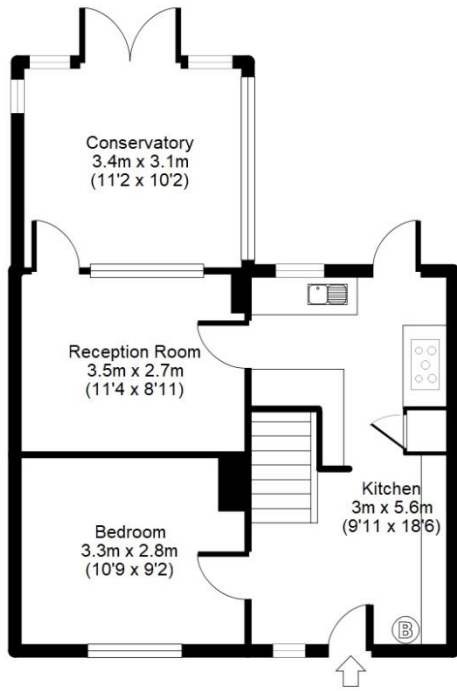
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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.

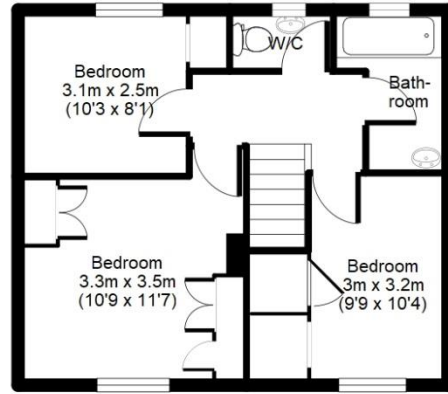
From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, 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.

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APPROX GROSS INTERNAL FLOOR AREA: 890 sq. ft / 83 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale