



58 Lockley Crescent, Hatfield, Hertfordshire AL10 0TP

Guide Price £375,000 - Freehold



Property Summary

****CHAIN FREE**** Wrights are delighted to bring to market a beautifully presented Two Double Bedroom, Mid Terraced Family Home located in the popular area of Birchwood. This property would be an ideal First Time Purchase or Investment Opportunity.

The ground floor accommodation benefits from a spacious kitchen/diner with matching base and wall units, fitted items include a gas hob over an electric oven while there is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. The living room benefits from plenty of natural light and overlooks the garden.

To the first floor, there are two well proportioned double bedrooms both with built in wardrobes. The family bathroom is tiled throughout and finished to a high standard. The three piece suite comprises of a spa bath with shower over, a pedestal hand wash basin and W/C.

The property further benefits from a secluded garden to the rear which is fenced to the borders. There is a patio area adjacent to the property and an area laid to lawn.

Features

- CHAIN FREE
- MID TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- KITCHEN / DINER
- SECLUDED GARDEN TO REAR
- BOILER INSTALLED 2024
- BIRCHWOOD AREA OF HATFIELD
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE OF HATFIELD STATION

Room Descriptions

GROUND FLOOR

PORCH

1.77m x 0.94m (5' 10" x 3' 1") Accessed via the front door, laminate flooring, gas radiator leading to;

KITCHEN / DINER

3.86m x 5.20m (12' 8" x 17' 1") Dual Aspect kitchen diner, ample space for a dining table while there are match base and wall units. Fitted items include an electric oven and gas hob while there is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Laminate flooring with gas radiator and a number of UPVC windows.

LIVING ROOM

3.52m x 5.21m (11' 7" x 17' 1") A spacious living area overlooking the garden. Finished with wood flooring, gas radiator and UPVC windows and door.

FIRST FLOOR

LANDING

0.95m x 1.78m (3' 1" x 5' 10") Laminate flooring, airing cupboard and doors leading to;

BEDROOM ONE

2.54m x 5.25m (8' 4" x 17' 3") A spacious double bedroom benefitting from built in wardrobes, a number of UPVC windows, gas radiator and carpet flooring.

BEDROOM TWO

2.55m x 3.14m (8' 4" x 10' 4") Double bedroom to the front aspect benefitting from built in wardrobes, two UPVC windows, gas radiator and carpet flooring.

BATHROOM

1.95m x 2.51m (6' 5" x 8' 3") Finished to a high standard, tiled throughout comprising of a three piece suite with a Spa Bath with shower over, pedestal hand wash basin and W/C.

EXTERIOR

GARDEN

A secluded garden with fenced border, large tiled patio adjacent to the property leading to an area laid to lawn.

STORE ROOM

1.82m x 2.58m (6' 0" x 8' 6") Brick built storage space.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	