

26 Hazel Walk,
Alford, LN13 9BX

Price £129,950



Choice Properties are delighted to offer for sale this superb two bedroom modern semi detached house which is ideally located for the town centre of Alford and all local amenities. Viewing is highly recommended.

The property has the benefit of UPVC Double Glazing, Gas Central Heating and an NHBC warranty. The well presented internal accommodation consists of:-

Front Entrance Door to

Lounge

12'10" x 14'1"

Staircase to first floor landing. Telephone points. T.V. Aerial point. Power points. 2 Radiators. Smoke alarm.

Kitchen/Diner

With white fitted wall and base units with work surfaces over. Integrated Electric oven and Gas hob with Filter Hood over. Stainless steel one and a half bowl sink unit and drainer with mixer tap. Radiator. Plumbing for automatic washing machine. Part tiled walls. Power points. Rear access door leading to the garden.

Cloakroom

5'12 x 2'11"

With dual push button flush w.c. Wash hand basin. Radiator. Part tiled walls.

Landing

6'2 x 5'9"

Fitted cupboard housing Gas combination boiler which supplies the central heating and hot water. Double power point. Smoke alarm.

Bedroom 1

14'1" x 10'10"

Fitted wardrobes. Radiator. 2 Double power points Programmer controls for the central heating.

Bedroom 2

11'10" x 7'

Radiator. 2 double power points.

Bathroom

6'10 x 5'6"

With three piece white bathroom suite which consists of panelled bath with shower over, wash hand basin set in vanity unit and low level flush w.c. Radiator. Part tiled walls. Electric shaver point. Extractor fan.

Parking Space

To the rear of the property is gated access from the garden to the parking area where there is one allocated parking space and visitor parking.

Gardens

To the front of the property is small lawned garden with paved path. To the side is gated access to the privately enclosed rear garden with gate which gives access to the rear parking area.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

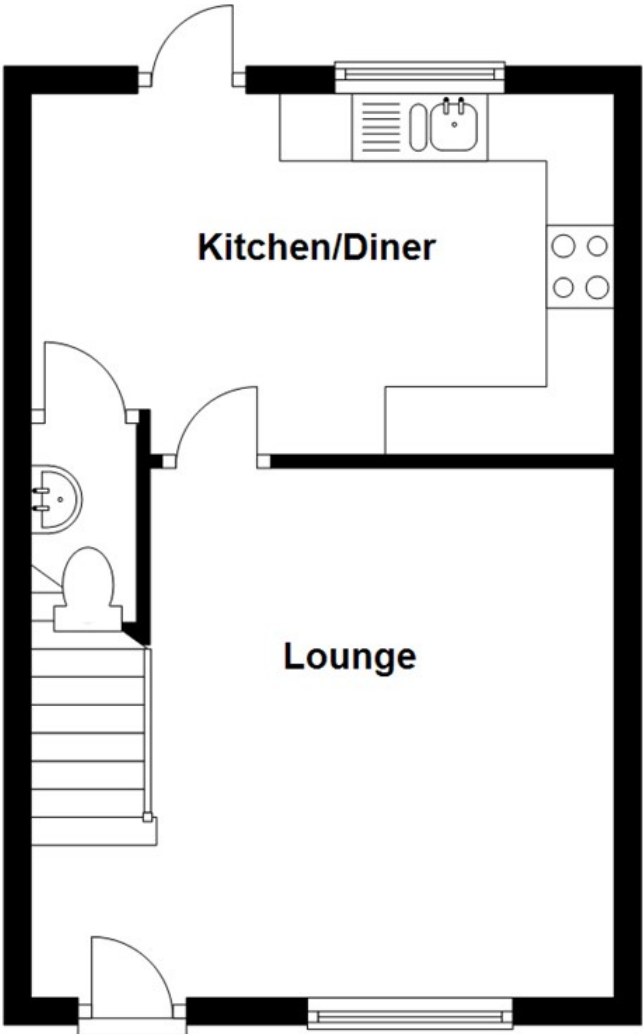
All details also available on our website www.choiceproperties.co.uk

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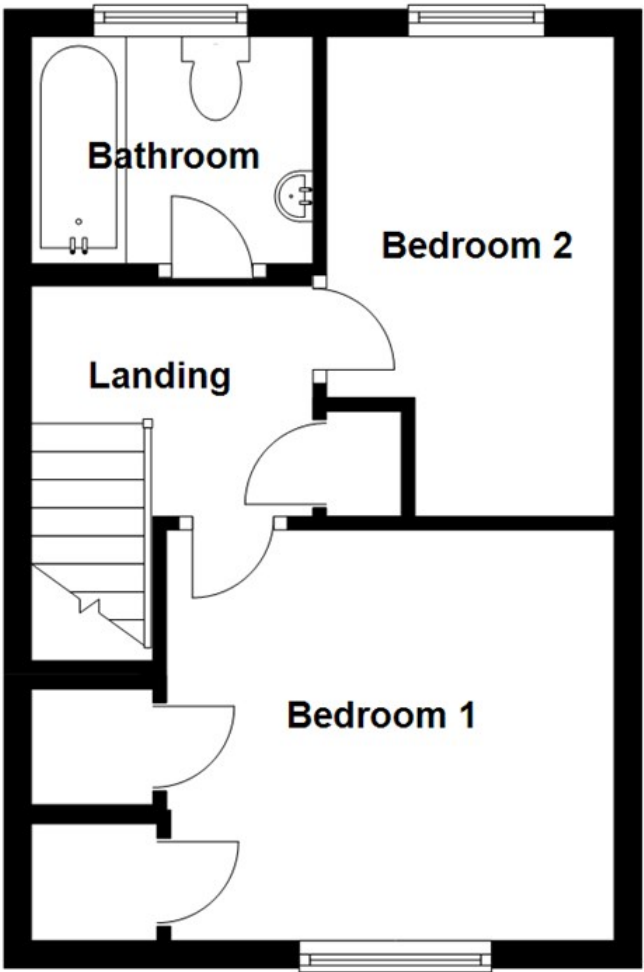




Ground Floor



First Floor



Directions

From our Alford office head South along South Street on to Willoughby Road, take your sixth turning on the right on to Alder Place. On your left is the green and 26 Hazel Walk can be found on your left hand side.

