



22 MACAULAY AVENUE WHITECROSS, HEREFORD HR4 0JJ

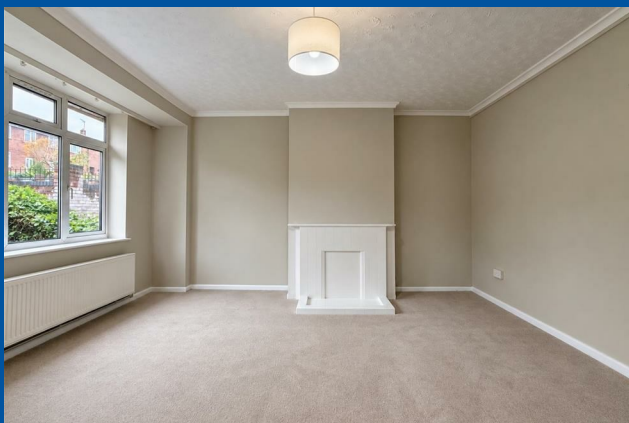
Asking Price £220,000
FREEHOLD

Situated in the popular and well-established residential area of Whitecross, to the west of Hereford City Centre, a well-presented three-bedroom semi-detached family home offering spacious and versatile accommodation, together with good-sized front and rear gardens. The property benefits from gas central heating, double glazing throughout, a spacious living room, modern fitted kitchen/breakfast room, separate utility area, three good-sized bedrooms, family bathroom and separate WC. Offering an ideal purchase for a first time buyer/young family, the property is also being sold with no onward chain and we highly recommend a viewing.



22 MACAULAY AVENUE

- Semi detached house • Three bedrooms • Modern kitchen & bathroom • Sold with no onward chain • Popular residential location • Ideal for a first time buyer/family



Ground Floor

With recessed entrance porch and entrance door leading into the

Entrance Hall

With fitted carpet, radiator, ceiling light point, gas central heating thermostat, double glazed window to the side aspect, carpeted staircase leading to the first floor with useful understairs storage cupboard, additional space for coats and doors leading into the:

Living Room

A spacious and light-filled reception room with a feature double glazed half-bay window to the front aspect, fitted carpet, radiator, ceiling light point and decorative ceiling coving.

Kitchen/Breakfast Room

A modern fitted kitchen comprising a range of matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, freestanding electric cooker with extractor hood over, space for a freestanding fridge/freezer and a useful pantry cupboard with fitted shelving and double glazed window.

There is also a radiator, double glazed window overlooking the rear garden and a door leading into the:

Rear Porch

With ceiling light point, door opening onto the rear garden and further door leading into the:

Utility

A useful additional space housing the wall-mounted gas central heating boiler, with space and plumbing for a washing machine and tumble dryer, wall-mounted fuse box, gas and electric meters, double glazed window and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, double glazed window, access hatch to the loft space and doors leading into the:

Bedroom One

A spacious double bedroom enjoying a front aspect with double glazed window, fitted carpet, radiator, ceiling light point and a useful double fitted wardrobe cupboard with shelving.

Bedroom Two

A further good-sized double bedroom with double glazed window overlooking the rear garden, fitted carpet, radiator and ceiling light point.

Bedroom Three

A generously proportioned third bedroom with fitted carpet, radiator, ceiling light point and double glazed window to the front aspect. An ideal children's bedroom, guest room or home office.

Bathroom

Fitted with a suite comprising panelled bath with electric shower over and panelled surround, pedestal wash hand basin with partially tiled surround, radiator, ceiling light point and double glazed window.

Toilet

With low flush WC, partially tiled walls, ceiling light point and double glazed window.

Outside

The property is approached via a pedestrian gate with concrete steps leading down to the front entrance. The remainder of the front garden is predominantly laid to lawn and enclosed by established hedging, providing a pleasant degree of privacy. A useful side access gate provides access through to the rear garden.

To the rear of the property is a good-sized enclosed garden, predominantly laid to lawn with a concrete patio area providing an ideal space for outdoor seating and entertaining. The garden is enclosed by fencing and benefits from a useful brick-built outside store with power and lighting, ideal for general storage, gardening equipment or bicycles. There is also an additional externally accessed understairs storage cupboard.

Directions

From Hereford City Centre, proceed along Barton Road heading into Westfaling Street. Take the left hand turning for Holmer street and the first left for Shakespeare Road, proceed round to the right and turn left onto Macaulay Avenue where the property is situated on the right hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

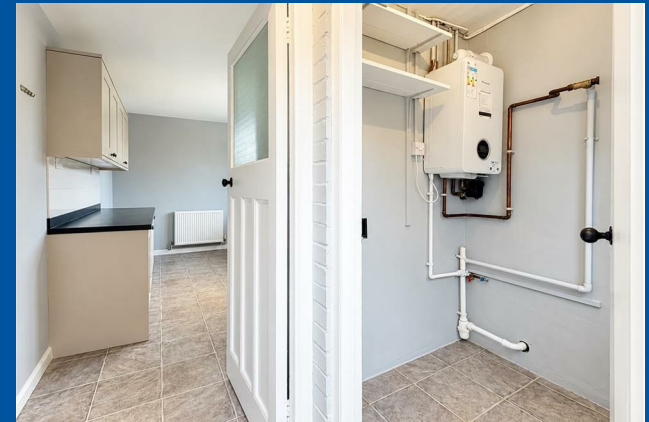
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

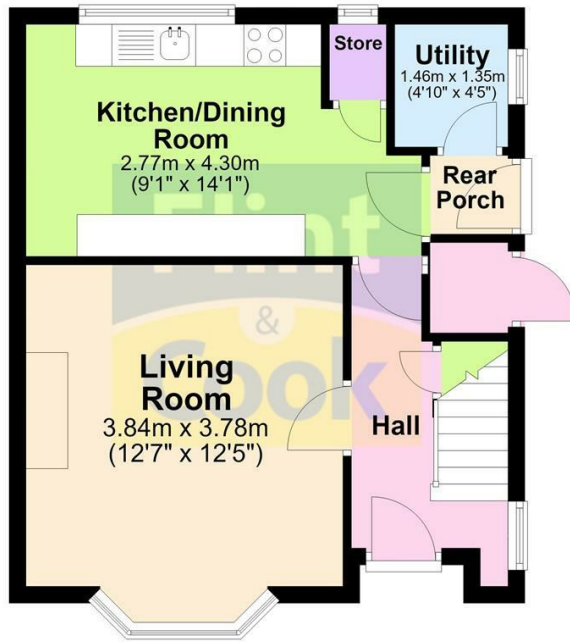
Strictly by appointment through the Agent (01432) 355455.

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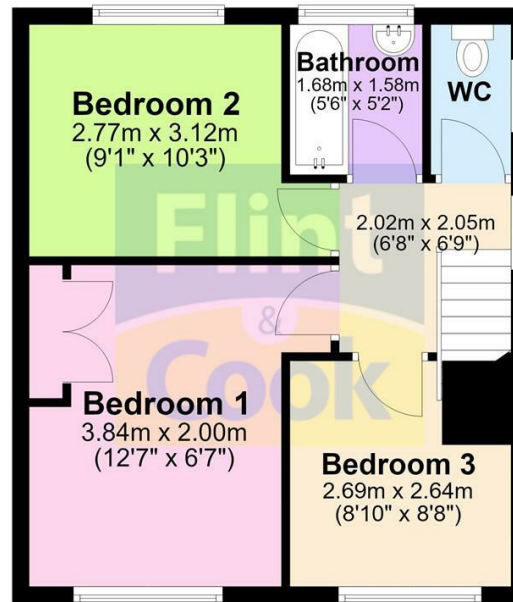
Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



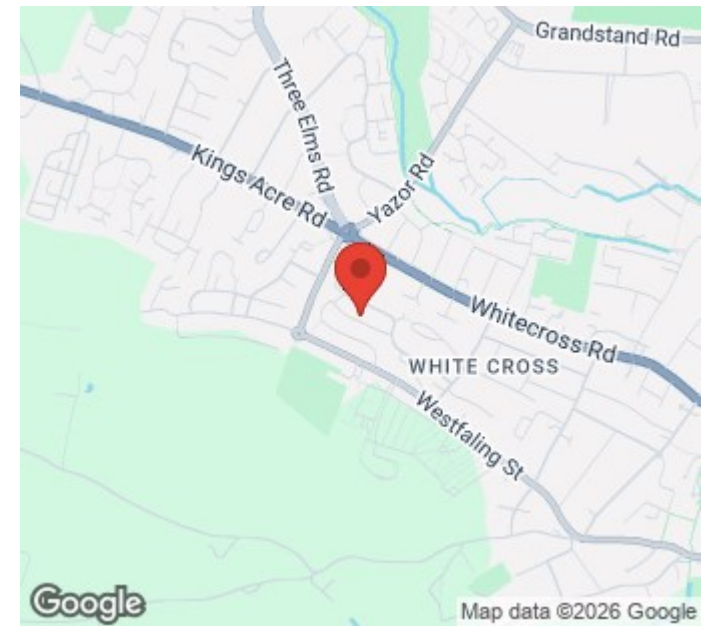
First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.2 sq. feet)

EPC Rating: D Hereford Council Tax Band: B



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

