





## A THREE BEDROOM SEMI DETACHED HOUSE WITH LARGE GARDEN - AUCTION CONTRACT SALE

This spacious three bedroom semi detached house is situated within a pleasant residential area and is to be sold via an auction contract.

Please note that the property is of Laing Easiform construction. Your mortgage broker can advise accordingly.

All enquiries should be directed to S M Properties - Simon Mitchell - 07715 181757



### KEY FEATURES

- Three bedrooms
- Two reception rooms
- Large kitchen
- Off-road parking
- Chain free sale
- Auction contract sale
- Modernisation required
- Garage





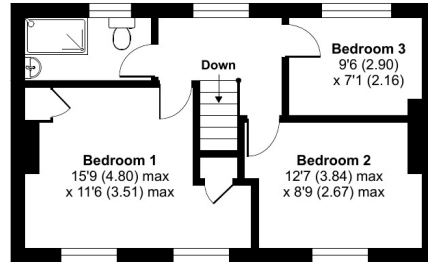
## Ninth Avenue, Hayes, UB3

Approximate Area = 934 sq ft / 86.7 sq m

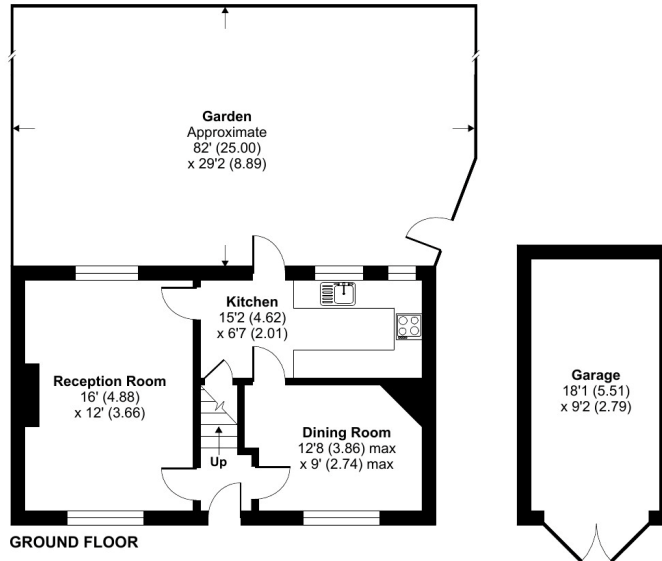
Garage = 165 sq ft / 15.3 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for SM Properties. REF: 1386580

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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