



Stirling Road, Hayes, UB3 3AH

- Semi-Detached House
- Ground Floor Rear Extension
- Blank Canvas
- Front & Rear Garden
- Close to Local Amenities, Schools & Transport Links
- Two Double Bedrooms & a Small Single Bedroom
- Separate Kitchen & Two Spacious Reception Rooms
- Potential to Extend (STPP)
- Side Access to Two Large Garages
- EPC Rating: C

Asking Price £600,000

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DESCRIPTION

This well-proportioned semi-detached family home offers generous living space and excellent potential, making it an ideal purchase for growing families, first-time buyers, or investors alike.

The property comprises two double bedrooms and a small single bedroom, all offering ample room, and benefits from a ground-floor rear extension which enhances the overall space within the home. On the ground floor, there is a separate fitted kitchen alongside two bright and versatile reception rooms, one of which can be used as a formal dining room, home office, or additional living space—perfect for modern family life and entertaining.

The accommodation is complemented by a downstairs WC, while the first floor offers a well-equipped bathroom with both a bath and shower, a sink, and a separate toilet, providing practicality and convenience for busy households. Offered as a blank canvas, the property allows buyers the opportunity to modernise and personalise throughout, with further potential to extend (subject to the necessary planning permissions).

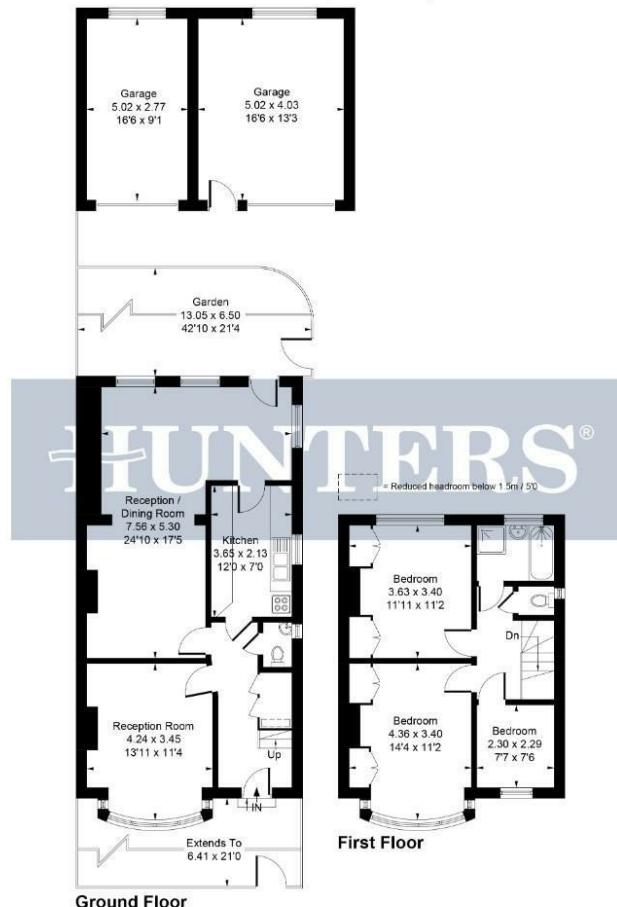
Externally, the home features front and rear gardens, ideal for outdoor relaxation, gardening, or family use. There is side access leading to two large rear garages, with additional potential to create a driveway, offering excellent parking and storage solutions.

Ideally situated in a popular residential area, the property is within close proximity to a range of local amenities, including shops, supermarkets, and leisure facilities. Well-regarded schools are nearby, making it a desirable location for families. The area is also well served by transport links, providing convenient access to surrounding towns, city centres, and commuter routes, making it ideal for those who need to travel regularly.





Approximate Gross Internal Area = 108.21 sq m / 1165 sq ft
Garages = 36.75 sq m / 396 sq ft
Total = 144.96 sq m / 1561 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced for Hunters

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 77 |
| EU Directive 2002/91/EC | | | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.