ABODE
SALES & LETTINGS

Balmoral Way, Hatton, DE65 5RG

Asking Price £240,000

https://www.abodemidlands.co.uk

ituated in the popular Derbyshire village of Hatton, this three-bedroom end-terrace house offers practical living space and an enclosed rear garden.

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Accommodation

The bright front lounge features laminate flooring and a contemporary feature wall, with access through to a modern kitchen/diner fitted with a range of units and room for a family dining table. A downstairs WC adds convenience, while upstairs there are three well-sized bedrooms and an en-suite shower room and a family bathroom with a shower over the bath.

To the rear, the garden combines a lawn with paved seating areas, providing space for outdoor dining, relaxing and children's play.

Hatton offers a range of everyday amenities, including shops, pubs and takeaways along Station Road, with countryside walks and the Dove Valley close by. Local schooling options include Heath Fields Primary School and John Port Spencer Academy in nearby Etwall.

The village railway station provides connections to Derby and Uttoxeter, while the A50 offers access to the A38, MI and Stoke-on-Trent.

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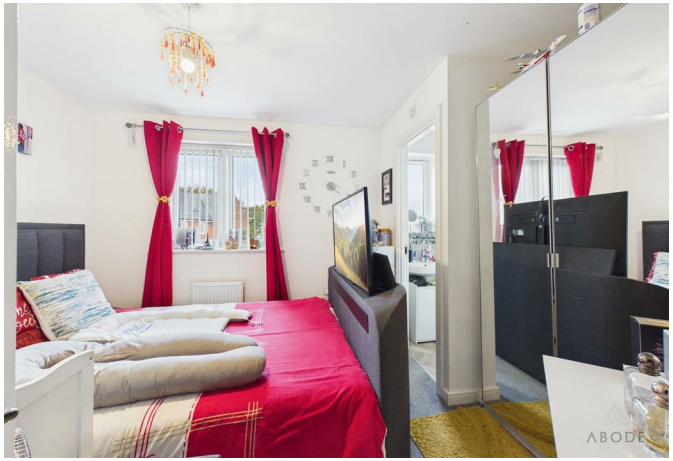
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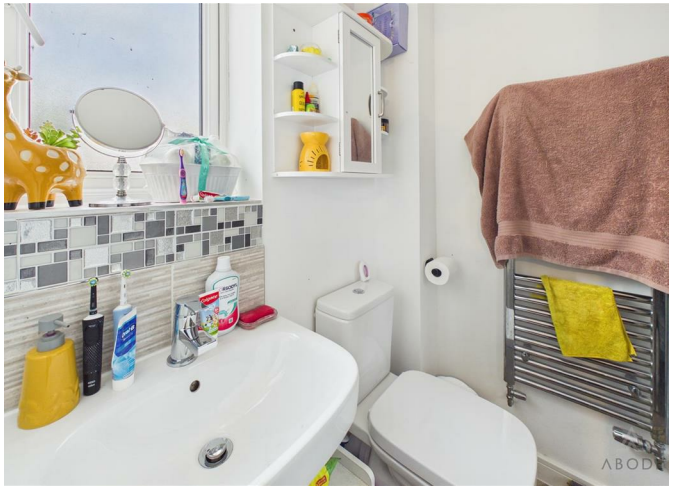
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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

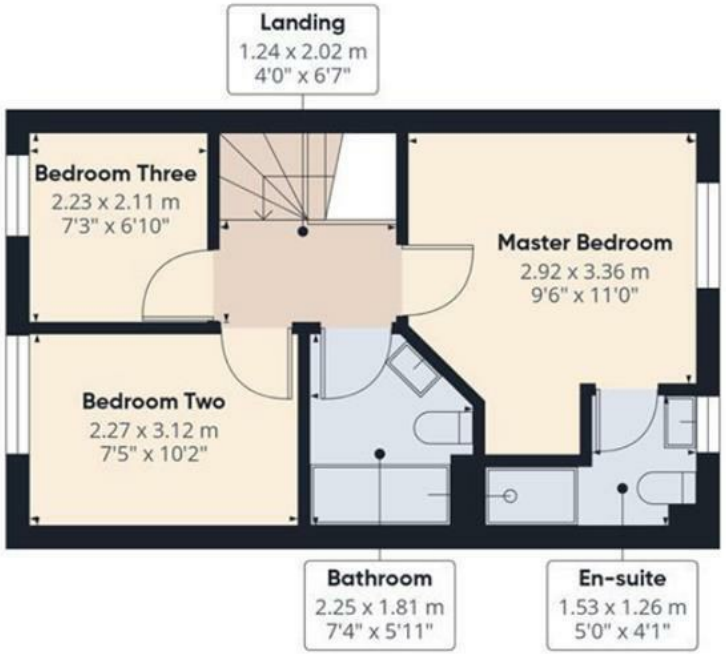
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

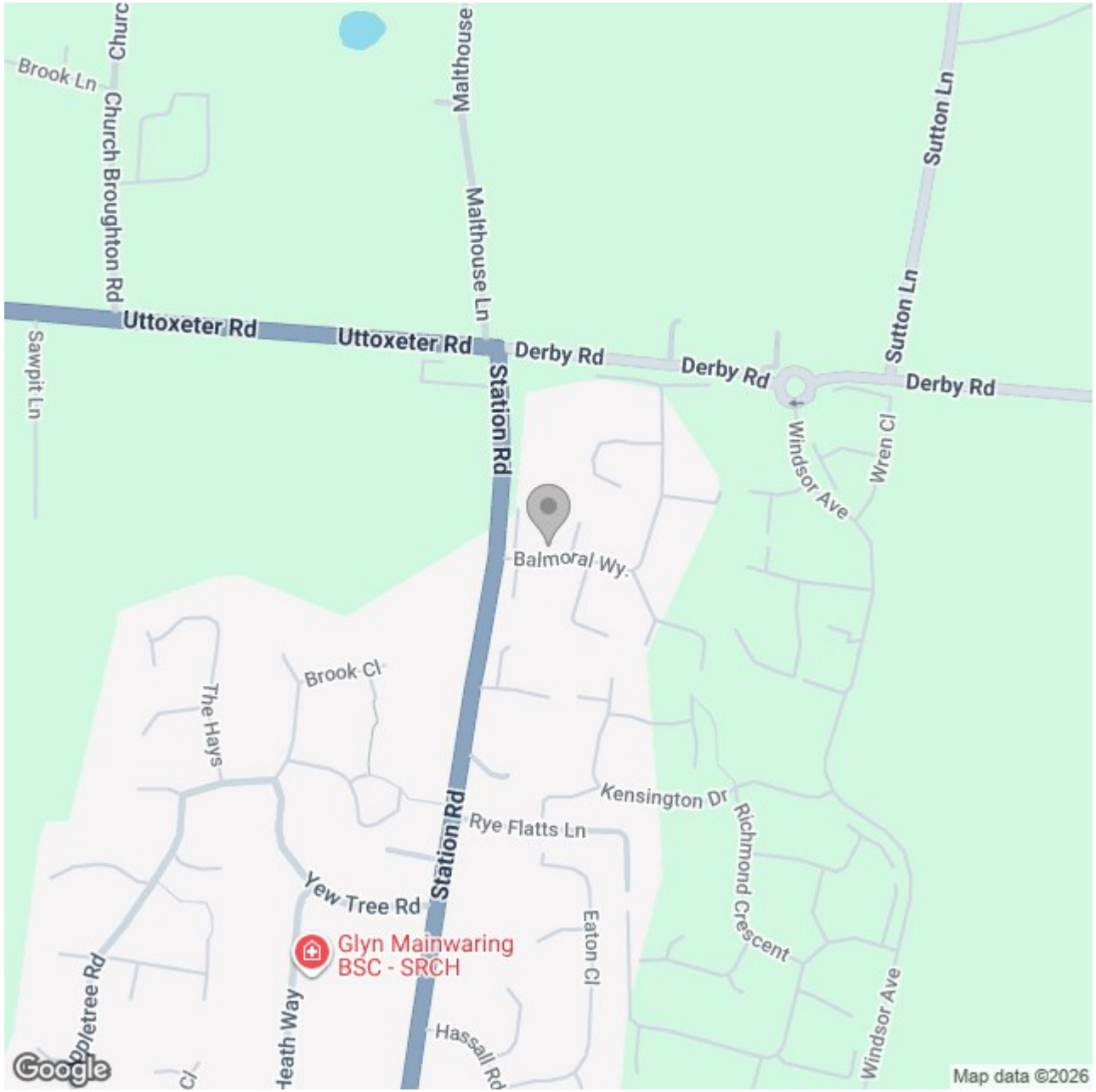
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

WC
1.06 x 1.46 m
3'5" x 4'9"
Hallway
1.20 x 0.91 m
3'11" x 2'11"
Entry
1.35 x 1.35 m
4'5" x 4'5"
Living Room
3.45 x 4.28 m
11'3" x 14'0"
Kitchen Diner
4.57 x 2.65 m
14'11" x 8'8"

Floor 0


Landing
1.24 x 2.02 m
4'0" x 6'7"
Bedroom Three
2.23 x 2.11 m
7'3" x 6'10"
Master Bedroom
2.92 x 3.36 m
9'6" x 11'0"
Bedroom Two
2.27 x 3.12 m
7'5" x 10'2"
Bathroom
2.25 x 1.81 m
7'4" x 5'11"
En-suite
1.53 x 1.26 m
5'0" x 4'1"



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

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.