



**Merlin Way, Hartlepool TS26 0QT**

**welcome to**

## **Merlin Way, Hartlepool**

This Ex Show Home is an immaculately presented 5 Bedroomed Detached home with a Double Detached Garage and Driveway benefitting from all the extra upgrades that you would usually expect from a Show Home plus many more features.

### **Entrance Hall**

Door to front, radiator, tiled floor.

### **Cloakroom**

WC, wash hand basin with mixer tap, UPVC double glazed opaque window to rear, radiator, extractor fan, part tiled walls, part tiled floor.

### **Study**

11' 2" x 10' 2" ( 3.40m x 3.10m )

UPVC double glazed window to front, radiator.

### **Lounge**

14' 3" x 17' 1" ( 4.34m x 5.21m )

UPVC double glazed window to rear, radiator, TV point, gas fireplace, double glazed french doors to rear.

### **Kitchen**

16' 9" x 9' 4" ( 5.11m x 2.84m )

Range of wall and base units with contrasting roll top working surfaces, stainless steel 1 1/2 bowl sink/drainers with mixer tap, electric oven with gas hob and cooked hood, plumbing for washing machine, door to rear garden, UPVC double glazed window to front, radiator.

### **Utility Room**

5' 7" x 5' 11" ( 1.70m x 1.80m )

Door to rear, door to WC, Baxi boiler, tiled floor, worktops

### **First Floor Landing**

Stairs from hallway, UPVC double glazed window to front, radiator.

### **Bedroom 1**

11' 5" x 12' increasing to 18ft 4in ( 3.48m x 3.66m increasing to 18ft 4in )

UPVC double glazed window to rear, radiator, spotlights, walk-in dresser.

### **En Suite**

Shower cubicle, WC, wash hand basin with vanity unit and mixer tap, UPVC double glazed opaque window to rear, part tiled, towel rail, extractor fan, mirrored wall.

### **Bedroom 2**

10' x 8' 11" ( 3.05m x 2.72m )

UPVC double glazed window to front, radiator, wardrobe with sliding doors, spotlights.

### **Bedroom 3**

7' 9" x 8' 7" ( 2.36m x 2.62m )

UPVC double glazed window to front, radiator.

### **Family Bathroom**

Bath with mixer tap and wall mounted shower, WC, wash hand basin with vanity unit and mixer tap, part tiled, towel rail, extractor fan, spotlights, mirrored walls.

### **Second Floor Landing**

Loft access, storage cupboard.

### **Bedroom 4**

17' 8" max recess x 8' 6" ( 5.38m max recess x 2.59m )

Restricted head height, UPVC double glazed window, radiator, skylight.

### **Bedroom 5**

17' 8" max recess x 10' 2" ( 5.38m max recess x 3.10m )

Restricted head height, UPVC double glazed window, radiator, skylight.







### **Second Bathroom**

Restricted head height, panelled bath, WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, part tiled, skylight, part mirrored wall.

### **Externally**

#### **Rear Garden**

Lawned area, patio, pebbled area.

#### **Front Garden**



***view this property online*** [mannersandharrison.co.uk/Property/HAR117977](http://mannersandharrison.co.uk/Property/HAR117977)



welcome to

## Merlin Way, Hartlepool

- 5 BEDROOMED DETACHED
- GUEST WC
- SPACIOUS KITCHEN / DINER
- MASTER BEDROOM WITH ENSUITE AND DRESSING AREA
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

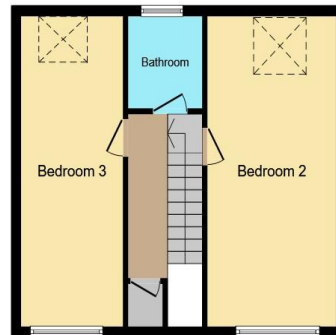
**£260,000**



Ground Floor



First Floor



Second Floor

  
manners & harrison

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [mannersandharrison.co.uk/Property/HAR117977](http://mannersandharrison.co.uk/Property/HAR117977)



Property Ref:  
HAR117977 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

