



Emerald Close, Hartlepool TS24 0GF

welcome to

Emerald Close, Hartlepool

Desirably located is this 3 bedroom mid terrace town house in the sought after location of Marine Point. This property is ideally suited to first time buyers or those looking to live close to the sea with beautiful coastal walks on their doorstep.



Entrance Hall

Accessed via composite double glazed door, LVT flooring, radiator, staircase to first floor, door leading into:-

Open Plan Kitchen/ Lounge

22' 1" maximum x 8' 10" extending to 12ft maximum (6.73m maximum x 2.69m extending to 12ft maximum)
Kitchen area - range of white wall and base units with complementary working surfaces plus matching upstands, a peninsula within the kitchen units, UPVC double glazed window to front, space for fridge/freezer, stainless steel 1 1/2 bowl sink/drainers with mixer tap, Ideal Logic combination boiler housed in a storage cupboard, recess for washing machine, integrated electric oven, 4 ring gas hob with extractor over, understairs storage space, LVT flooring.

Lounge area - media wall with fish tank underneath, UPVC bi-folding doors leading onto rear garden, door leading to:-

Downstairs W C

Under the staircase, low level low flush WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan.

First Floor Landing

Staircase leading to top floor, feature panelled wall.

Bedroom 2

12' 1" x 7' 9" (3.68m x 2.36m)
UPVC double glazed window to rear, radiator.

Bedroom 3

7' 9" maximum x 12' 1" maximum (2.36m maximum x 3.68m maximum)
2 UPVC double glazed windows to front, radiator.

Family Bathroom

Panelled bath with wall mounted shower over plus glass shower screen, part tiled walls, pedestal wash hand basin, low level low flush WC, extractor fan, radiator.

Second Floor Landing

Storage cupboard.

Bedroom 1

8' 11" x 19' 4" maximum (2.72m x 5.89m maximum)
(slightly restricted head space), velux skylight window to front and rear, radiator, loft void access.

Externally

Front

Parking for 2 cars.

Rear Garden

Indian sandstone patio area, slate patio area, raised borders, summerhouse, access to the alleyway, pergola with glass roof, power points, outdoor tap.



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Emerald Close, Hartlepool

- SOUGHT AFTER LOCATION
- PERGOLA IN REAR GARDEN
- CLOSE TO BEACH
- PARKING FOR 2 CARS
- BEAUTIFUL COSTAL WALKS

Tenure: Freehold EPC Rating: B

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAR118048 - 0004

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