



**Golden Meadows, Hartlepool TS25 1GW**

**welcome to**

## **Golden Meadows, Hartlepool**

An ultra modern 2 bedroomed mid terrace home on this new development. Immaculately presented and a perfect first time buyer home offering modern day open plan living accommodation.

### **Cloakroom**

Low level low flush wc, wash hand basin with mixer tap, extractor fan, radiator.

### **Lounge/ Kitchen**

27' 9" x 13' 9" ( 8.46m x 4.19m )

Open plan living, French doors to rear, two radiators, range of wall and base units with contrasting working surfaces, hob, oven, grill and extractor hood, storage cupboard, cupboard housing boiler.

### **First Floor**

### **Landing**

Loft access, radiator, storage cupboard.

### **Bedroom 1**

13' 9" Max x 12' 3" Including Robes ( 4.19m Max x 3.73m Including Robes )  
Window to rear.

### **Bedroom 2**

13' 9" x 9' ( 4.19m x 2.74m )  
Two windows to front, radiator.

### **Bathroom**

Bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level low flush wc, chrome heated towel rail, extractor fan.





## Externally

### Front Garden

Two car parking spaces.

### Rear Garden

Lawn and patio area, access to rear.



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welcome to

## Golden Meadows, Hartlepool

- PERFECT FOR FIRST TIME BUYERS
- MODERN OPEN PLAN LIVING
- REAR GARDEN
- TWO CAR PARKING SPACES TO FRONT
- MUST BE VIEWED !!

Tenure: Freehold EPC Rating: B

**£135,000**



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)

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Property Ref:  
HAR118014 - 0002

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