



**Meadow Drive, Hartlepool TS26 0AY**



**welcome to**

## **Meadow Drive, Hartlepool**

Sitting on an exceptional corner plot is this extended, 4 bedroomed detached family home. This property is sold as seen and is a perfect opportunity for someone looking for a renovation project with huge potential.

### **Entrance Porch**

Entered via single wooden glazed door, single glazed windows to both side and front, brick feature wall, tiled floor, UPVC double glazed door leading to entrance hall with two UPVC double glazed windows either side.

### **Entrance Hall**

Stairs to the first floor, radiator.

### **Lounge**

11' 1" Max x 24' 11" Max ( 3.38m Max x 7.59m Max )  
Dual aspect, UPVC double glazed window to the front aspect, two radiators, UPVC double glazed sliding doors to the rear garden, gas fire with feature surround, coved cornicing.

### **Dining Room**

16' x 7' 8" ( 4.88m x 2.34m )  
UPVC double glazed window to the front, radiator, coved cornicing.

### **Kitchen**

7' 11" x 11' Excluding door recess ( 2.41m x 3.35m Excluding door recess )  
A range of wall and base units with contrasting working surfaces and matching upstands, tiled surround, inset electric oven, 4 ring gas hob with extractor fan over, pantry style cupboards, understairs storage cupboard, radiator, UPVC double glazed window to the rear, black 1 1/2 bowl sink/drainer with mixer tap, breakfast bar.

### **Utility Room**

7' 3" Max x 11' 6" Max ( 2.21m Max x 3.51m Max )  
Double glazed window to the rear garden, double glazed door to the rear, plumbing for washing machine, sink/drainer with mixer tap, tiled walls, freezer, wall and base units with contrasting working surfaces, vinyl flooring.

### **Ground Floor Shower Room**

Double glazed window to the rear, part tiled walls, pedestal wash hand basin, low level low flush wc, walk in shower cubicle, radiator, laminate flooring.

### **First Floor**

#### **Landing**

#### **Master Bedroom**

11' 1" x 14' Max ( 3.38m x 4.27m Max )  
UPVC double glazed window to the rear aspect, built in 5 door wardrobes, built in drawers and vanity unit.

#### **En-Suite**

UPVC double glazed window to the rear, part tiled walls, low level low flush wc, pedestal wash hand basin, walk in shower cubicle with triton electric shower over.

#### **Landing**

Stairs from the hallway, UPVC double glazed window to front aspect, loft hatch access.

#### **Bedroom 4**

6' 11" x 7' 5" Excluding door recess ( 2.11m x 2.26m Excluding door recess )  
UPVC double glazed window to the front, radiator, built in two door sliding wardrobes.





### **Bedroom 2**

11' 6" Max x 13' 6" Max ( 3.51m Max x 4.11m Max )  
UPVC double glazed window to the front, radiator, 6 door fitted wardrobes.

### **Bedroom 3**

9' 11" Onto wardrobes x 11' 5" Max ( 3.02m Onto wardrobes x 3.48m Max )  
UPVC double glazed window to the rear, radiator, 4 door built in wardrobes and built in storage cupboard.

### **Family Bathroom**

Panelled bath with hand held shower attachment, low level low flush wc, pedestal wash hand basin, tiled walls, double glazed window to the rear aspect, chrome heated towel rail, laminate flooring.

### **Externally**

#### **Front Garden**

Block paved driveway leading to the garage, access to the side on both sides, corner plot with a wrap around garden.

#### **Rear Garden**

Indian sandstone area, shaped lawn, mature borders, garden shed, private not directly overlooked.

#### **Garage**

Roller shutter door, wall mounted main boiler, power and lighting.



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## Meadow Drive, Hartlepool

- DUAL ASPECT LOUNGE
- KITCHEN WITH UTILITY
- GROUND FLOOR SHOWER ROOM
- MASTER BEDROOM WITH EN-SUITE
- CORNER PLOT WITH WRAP AROUND GARDENS

Tenure: Freehold EPC Rating: D

**£325,000**



Ground Floor



First Floor

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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