

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

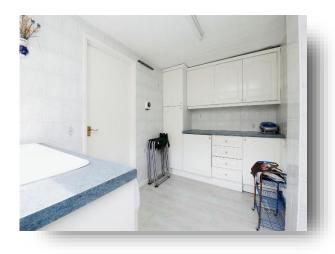
Stairs from the hallway, UPVC double glazed window to front aspect, loft hatch access.

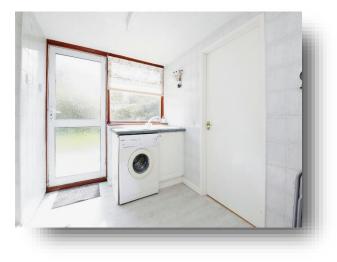
Bedroom 4

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 boarders, 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

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Tenure: Freehold EPC Rating: D
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£325,000



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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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