



**Coniscliffe Road, Hartlepool TS26 0BT**



**welcome to**

## **Coniscliffe Road, Hartlepool**

Situated in what is widely acknowledged as one of this regions premier addresses. Versatile in layout and offers modern day living accommodation and a high degree of privacy is offered on this electronic gated home.

### **Entrance Porch**

Accessed via UPVC double glazed door to front, automatic timer light.

### **Entrance Hall**

Alarm panel, Amtico flooring, radiator, staircase to first floor.

### **Cloakroom**

Vanity wash hand basin, plumbing for shower, low level low flush WC, extractor fan, spotlights.

### **Study**

12' including bay x 11' 9" ( 3.66m including bay x 3.58m )  
Bay window to front, radiator.

### **Lounge**

37' 9" into bay x 13' 9" ( 11.51m into bay x 4.19m )  
Bay window to front, 2 radiators, wall lights, ornate marble fireplace plus surround and hearth with gas fire, patio door to rear, window to side.

### **Dining Room**

20' x 11' 9" ( 6.10m x 3.58m )  
French doors to garden room, wall lights, radiator, double doors leading to:-

### **Kitchen / Diner**

27' 6" maximum x 26' maximum ( 8.38m maximum x 7.92m maximum )  
Wall and base units with granite working surface, central island, breakfast bar, under unit spotlights, 2 integral dishwashers, integral washing machine, 5 ring gas hob, oven, microwave, sink drainer unit with double sink and mixer tap, radiator, spotlights, window to rear, 2 windows to side.

### **Utility Room**

14' 5" x 6' ( 4.39m x 1.83m )  
Plumbing for washing machine, stainless steel sink drainer with mixer tap, wall and base units plus working surfaces, radiator, door to garage.

### **Garden Room**

22' 1" x 10' 7" ( 6.73m x 3.23m )  
French doors to rear, 2 velux windows, 2 radiators.

### **First Floor Landing**

Alarm panel, window to front, spotlights, radiator, loft access (which is boarded), gallery landing, automatic timer light.

### **Bedroom 1**

21' 2" maximum x 27' 5" maximum ( 6.45m maximum x 8.36m maximum )  
Large master, 3 radiators, loft access, fitted wardrobes and drawer, dressing area plus overhead storage.

### **En Suite**

Walk in shower cubicle, low level low flush WC incorporated in vanity wash hand basin with mixer tap plus storage below, window to rear.

### **Bedroom 2**

18' 8" excluding door recess x 14' ( 5.69m excluding door recess x 4.27m )  
2 windows to rear, spotlights, fitted furniture, wardrobes and desk, dressing area, radiator.

### **En Suite**

Shower cubicle with mains shower, low level low flush WC, vanity wash hand basin with storage, extractor, storage, chrome heated towel rail.





### Bedroom 3

18' 7" excluding door recess x 14' 1" ( 5.66m excluding door recess x 4.29m )  
2 windows to rear, radiator, fitted wardrobes, drawers and desk, spotlights.

### En Suite

Shower cubicle with seating and mains shower, pedestal wash hand basin with mixer tap, low level low flush WC, chrome heated towel rail, spotlights, extractor fan, mirror fronted wall cabinet.

### Bedroom 4

15' 6" into bay x 11' 9" ( 4.72m into bay x 3.58m )  
Bay window to front, built in seated area, spotlights, fitted wardrobes and desk, radiator.

### Bathroom

Window to side, corner bath with mixer tap and shower, shower cubicle with mains shower, pedestal wash hand basin, low level low flush WC, extractor fan, spotlights, radiator.

### Bedroom 5

11' 7" x 9' ( 3.53m x 2.74m )  
Window to front and side, fitted wardrobes and drawers, spotlights, radiator.

### Externally

#### Front Garden

Blocked paved and accessed via electric main gate with trees and shrubbery.

#### Rear Garden

Beautifully maintained and surrounded with well established trees and shrubbery, this south facing garden offers an abundance of space for entertaining and a large lawn ideal for children, it also features a pagoda and has a high degree of privacy, 2 garden sheds.

### Double Garage

Electric roller shutter, houses boiler and water tank, lighting, wall units, fitted alarm panel, fuse box.



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## Coniscliffe Road, Hartlepool

- SOUTH FACING REAR GARDEN
- 3 EN SUITES
- 27FT KITCHEN/DINER
- STUDY
- GARDEN ROOM

Tenure: Freehold EPC Rating: C

**£600,000**



**Ground Floor**



**First Floor**

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