



Fontburn Close, Hartlepool TS26 0ZR

welcome to

Fontburn Close, Hartlepool

Delightful, turnkey, four bedroom, family home desirably located on Elwick Grove Estate. This property is perfect for modern day living and hosts an attribute of desirable features. This property is simply ready to move into and viewings come highly recommended.

Entrance Hall

Entered via composite door to front aspect, stairs to first floor, radiator, understairs storage cupboard, LVT flooring.

Lounge

16' 3" Into bay window x 11' 9" (4.95m Into bay window x 3.58m)

UPVC double glazed bay window to front aspect, radiator, media wall with log effect inset electric fire, alcoves with lighting and built in storage cupboards beneath.

Dining Room

12' 2" Max x 11' 4" Max (3.71m Max x 3.45m Max)

Entered via double doors from the entrance hall, UPVC double glazed window to the front, radiator.

Ground Floor Wc

Concealed cistern WC, radiator, extractor fan, pedestal wash ha hand basin with tiled splashback.

Kitchen

15' 4" Max x 12' 9" Max (4.67m Max x 3.89m Max)

Beautiful range of shaker style wall and base units with contrasting working surfaces and matching upstands, stainless steel sink/drainer with swan neck mixer tap, integrated appliances including, fridge/freezer, double oven and dishwasher and washing machine, 5 ring gas hob with stainless steel extractor over and matching splashback, central breakfasting island with double cupboard beneath, spotlights to ceiling, housed Ideal Logic boiler, LVT flooring, UPVC double glazed French doors leading onto the rear garden with two UPVC double glazed windows either side, pantry cupboard, built in shelving, open to the family room.

Family Room

11' 9" x 11' 2" (3.58m x 3.40m)

UPVC double glazed French doors leading to rear garden with two UPVC double glazed windows either side, LVT flooring, TV point, radiator.

First Floor

Bedroom 1

11' 1" x 11' 11" (3.38m x 3.63m)

UPVC double glazed window to the front aspect, radiator, door leading into en suite.

En Suite

UPVC double glazed window to the front, radiator, low level low flush WC, pedestal wash hand basin with part tiled splashback, double shower cubicle with tiled surround and mains shower, built in storage cupboard, feature mirrored wall.

Bedroom 4

8' 5" x 11' 1" (2.57m x 3.38m)

UPVC double glazed window to the rear, radiator (currently used as a dressing room with fitted rails and shelves but could be easily changed).

Landing

Stairs from first floor, radiator, loft hatch access, storage cupboard housing water heater.

Bedroom 2

10' 7" x 10' 4" Excluding door recess. (3.23m x 3.15m Excluding door recess.)

UPVC double glazed window to the front, radiator, door leading into Jack and Jill bathroom.





Jack And Jill Ensuite

Enclosed cistern WC with tiled splashback, pedestal wash hand basin, extractor fan, feature mirrored wall, spotlighting, double shower cubicle.

Bedroom 3

9' 4" Max x 14' 7" Max (2.84m Max x 4.45m Max)
UPVC double glazed window to the rear, radiator, door leading into Jack and Jill en suite.

Family Bathroom

UPVC double glazed window to the rear, low level low flush WC, pedestal wash basin, panelled bath with mixer tap and hand held shower attachment, feature mirrored wall, vinyl flooring, part tiled walls, spotlights to ceiling, extractor fan, radiator.

Rear Garden

Lawn area, decking area, custom made built in shed to the side of the property the full depth of the house, raised sleepers, mature planting to borders, block paved area, gated side access, outside lighting and water tap.

Front Garden

Two open plan lawned areas with a paved walkway to the front door and a block paved driveway for 2/3 cars to the side of the property leading to:

Garage

Up and over door, driveway.



view this property online mannersandharrison.co.uk/Property/HAR118193



welcome to

Fontburn Close, Hartlepool

- TURNKEY CONDITION
- DESIRABLE LOCATION
- EN SUITE AND JACK AND JILL
- DRIVEWAY AND GARAGE
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: B

£375,000



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

view this property online mannersandharrison.co.uk/Property/HAR118193



Property Ref:
HAR118193 - 0007

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


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk