



Hylton Road, Hartlepool TS26 0AH

welcome to

Hylton Road, Hartlepool

A fantastic opportunity to purchase this unique, 2 bedroomed, 3 reception roomed, versatile detached bungalow. A rarity to the market with high quality fixture and fittings throughout.

Entrance Vestibule

Accessed via UPVC double glazed door with stained glass inset, windows to either side, tiled flooring, inner door leading to:-

Entrance Hallway

2 radiators, coved cornicing, loft void access.

Reception 1

13' 2" maximum x 18' 1" maximum (4.01m maximum x 5.51m maximum)
UPVC box bow bay window to front, coved cornicing, marble fireplace with co-ordinating surround and hearth with inset living flamed fire, 2 radiators, double doors leading to:-

Reception 2

14' 5" x 11' 8" maximum (4.39m x 3.56m maximum)
UPVC double glazed window to both front and side, coved cornicing, radiator.

Kitchen / Diner

22' 8" x 10' 4" (6.91m x 3.15m)
UPVC double glazed window to side, UPVC double glazed tri-folding doors leading to garden room, coved cornicing, fitted with an extensive range of wall and base units with part glass fronted display units, complimenting working surfaces and co-ordinating splashback, inset stainless steel 1. 1/2 sink/drain unit with mixer tap, built in 4 ring electric hob with extractor hood over, integrated fridge, dishwasher and freezer, dining area with continuation of wall glass fronted units and base unit, radiator.

Additional Kitchen Storage

Wall and base units with complementing working surfaces, coved cornicing, radiator, giving access back to hallway.

Garden Room

14' 7" x 10' 4" (4.45m x 3.15m)
French doors to side, windows to rear, feature log burner.

Guest W C

Low level low flush WC, vanity wash hand basin with mixer tap, coved cornicing, radiator.

Bathroom

Twin velux windows, corner bath with mixer tap, walk in shower cubicle, low level low flush WC, vanity wash hand basin with storage underneath, radiator.

Rear Lobby

Giving access to garage, this offers lots of built in storage space with 2 double fitted cupboards.

Bedroom 1

10' 9" maximum x 17' 2" maximum including wardrobes (3.28m maximum x 5.23m maximum including wardrobes)
UPVC double glazed window to front, double fitted sliding wardrobes, coved cornicing, radiator.

En Suite

Shower cubicle with mains supply shower, low level low flush WC incorporated within the vanity wash hand basin with mixer tap plus storage underneath, chrome heated towel rail.

Bedroom 2

19' 3" maximum x 10' 8" maximum (5.87m maximum x 3.25m maximum)
UPVC double glazed window to both front and side, fitted with an extensive range of high quality fitted furniture including wardrobes, drawers, overhead storage, dressing area, coved cornicing, radiator.



Externally

Side / Rear Garden

Stunning patio area directly off the garden room offering a high degree of privacy, leading to a large side patio with raised borders, continuation of wrap around gardens leading to double driveway and garage. access to potting shed and lean to, gated access to:-

Front Garden

Predominately laid to lawn, surrounded by mature trees and shrubbery.

Garage



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welcome to

Hylton Road, Hartlepool

- GARAGE
- WRAP AROUND GARDENS
- DRIVEWAY
- 3 RECEPTION ROOMS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

£350,000



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

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