



**Wooler Road, Hartlepool TS26 0DR**

**welcome to**

## **Wooler Road, Hartlepool**

Welcome to a truly exceptional period style property boasting timeless charm and modern comforts. This unique 6 bedroomed, 3 reception room and 2 upgraded bathrooms property comes with planning permission for a detached, two storey property for which plans can be provided.

### **Entrance Vestibule**

Accessed via double timber framed doors, decorative coved cornicing, part wood panelled walls, double doors leading to:

### **Grand Entrance Hallway**

Spindled staircase to first floor, under stairs storage cupboard, traditional ornate cast iron radiator, decorative coved cornicing, dado rail.

### **Front Reception Room**

15' Excluding bay x 23' 3" Including bay ( 4.57m Excluding bay x 7.09m Including bay )

Open period style fireplace, bay window to side, French doors to front, decorative coved cornicing, picture rail, traditional ornate cast iron radiators.

### **Second Reception Room**

24' 9" Into bay x 15' 4" Into alcoves ( 7.54m Into bay x 4.67m Into alcoves )

Bay window to side with window seat, decorative coved cornicing, picture rail, open granite fireplace, two ornate cast iron column radiators.

### **Guest Wc**

Accessed via cloaks cupboard, granite working surface with vanity wash hand basin and mixer tap, low level low flush wc, spotlighting to ceiling.

### **Third Reception Room**

15' 7" x 20' 8" Max ( 4.75m x 6.30m Max )

French doors to side, window to rear, coved cornicing, open granite fireplace, two ornate cast iron column radiators, archway stepping down into kitchen.

### **Kitchen/ Breakfast Room**

12' 7" x 17' 4" ( 3.84m x 5.28m )

Fitted with a range of cream high-gloss wall and

base units with granite working surfaces and coordinating splashback, sink/drain unit with mixer tap, integrated dishwasher and microwave, built in double oven with electric hob and extractor hood, display units, wine rack, plate rack, attractive flooring, UPVC double glazed window to rear, radiator.

### **First Floor**

#### **Half Landing**

Walk in storage cupboard housing boiler, coved cornicing, access to bedroom 3 and bathroom.

#### **Bathroom**

Sunken bath with mosaic tiling, walk in double shower with glass screen, vanity wash hand basin with mixer tap, low level low flush wc, coordinating shelved storage cupboards,

#### **Bedroom 3**

11' 1" x 15' 9" Max ( 3.38m x 4.80m Max )

Window to side, box bow window to rear, picture rail, radiator, fireplace with granite fire surround.

### **First Floor**

#### **Landing**

Staircase to second floor, radiator, coved cornicing, access to bedrooms 1, 2 and 4.

#### **Bedroom 2**

19' 9" x 15' 4" ( 6.02m x 4.67m )

Window to side, coved cornicing, picture rail, open fireplace with granite fire surround and cast iron tiled fire.





### **Bedroom 1**

19' 9" Max x 18' 6" Max ( 6.02m Max x 5.64m Max )  
Bay window to front, two windows to side, door linking to bedroom 4, open fireplace with granite surround and inset cast iron tiled fire, coved corning, picture rail, storage cupboard.

### **Bedroom 4/ Home Office**

10' 3" x 9' 4" ( 3.12m x 2.84m )  
Two windows to front, picture rail, radiator.

### **Second Floor**

#### **Landing**

Window to rear, built in storage cupboard, loft void access.

#### **Bedroom 5**

19' 8" x 15' 4" ( 5.99m x 4.67m )  
Window to rear and side, picture rail, radiator, built in display cabinetry, white fireplace.

#### **Bedroom 6**

19' 8" x 15' 2" ( 5.99m x 4.62m )  
Two windows to side, window to front, granite fire surround with cast iron tiled fire, picture rail, two radiators, panoramic coastal/ sea views.

#### **Shower Room**

Window to front, walk in shower, wall mounted vanity wash hand basin with mixer tap, illuminated vanity mirror, low level low flush wc, built in storage cupboard, spotlighting to ceiling.

#### **Externally**

Very private grounds set behind an attractive recently constructed curbed brick boundary wall with gated access to a cobblestone driveway leading to the garage. The garden has been beautifully maintained and host an abundance of mature trees, shrubbery and flowers. There is a large patio area with glass pergola over, timber summerhouse and

personal door to garage. In addition there is a terrace to the front of the property offering a seating area with access via double doors to the front reception room.

#### **Detached Two Storey Garage**

A large through garage which can be accessed through the property grounds or via a separate driveway. The garage has remote controlled doors and has power and lighting. A fixed staircase gives access to the first floor storage area with velux windows.

#### **Agents Notes**

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## Wooler Road, Hartlepool

- ACCOMMODATION SET OVER 3 FLOORS
- 6 BEDROOMS
- 3 RECEPTION ROOMS
- 2 UPGRADED BATHROOMS
- WELL ESTABLISHED PRIVATE GROUNDS

Tenure: Freehold EPC Rating: D

**£680,000**



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](http://www.focalagent.com)

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Property Ref:  
HAR118342 - 0006

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