



Hardwick Court, HARTLEPOOL TS26 0AZ

welcome to

Hardwick Court, HARTLEPOOL

This substantial, extended, four bedroom, detached home offers an exceptionally versatile layout, perfect for modern living. Boasting four reception rooms, including a stunning garden room overlooking the private rear garden, the property is thoughtfully designed to cater to a variety of lifestyles.

Entrance Lobby

Composite door to front, radiator, cloaks cupboard, double doors leading to:-

Entrance Hallway

Staircase to first floor.

Cloakroom

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

Lounge

24' 5" x 13' 9" (7.44m x 4.19m)

Box bay window to front, coved cornicing, radiator, plasma style electric fire, window to rear.

Dining Room

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

French doors to rear, double doors from hallway, archway to Kitchen.

Reception Room 3

9' 9" x 8' 9" (2.97m x 2.67m)

Window to front, radiator, (currently has a lift).

Kitchen

19' x 10' 8" (5.79m x 3.25m)

Extensive range of wall and base units with complementing working surfaces, double Belfast sink with mixer tap, 7 ring "Smeg" range cooker, 2 windows to rear, dish washer, American fridge freezer, washer, dryer (all included).

Utility

7' 2" x 11' 1" (2.18m x 3.38m)

Wall units, window to rear, door to side, radiator, shower door leading to garage (ideal for dogs).

Garden Room

16' x 12' 8" (4.88m x 3.86m)

French doors to rear.

First Floor Landing

Window to front, loft void access, cupboard, coved cornicing.

Bedroom 4

10' 7" x 10' excluding wardrobes (3.23m x 3.05m excluding wardrobes)

Window to rear, radiator, built in wardrobes, coved cornicing.

Study / Dressing Room

10' 9" x 9' 10" maximum (3.28m x 3.00m maximum)

Gives access to bedroom 1, window to front, coved cornicing, radiator, lift access.

Bedroom 3

14' 8" x 11' 9" excluding door recess (4.47m x 3.58m excluding door recess)

Window to front, built in wardrobes.

Bedroom 2

14' 7" x 12' 2" (4.45m x 3.71m)

(excluding door recess including wardrobes), 2 windows to rear. fitted wardrobes, coved cornicing, radiator.

Bedroom 1

14' 6" x 15' 5" (4.42m x 4.70m)

Window to front, radiator, access to wet room and study/dressing room.

Wet Room

Window to rear, pedestal wash hand basin, low level low flush WC, mains shower, heated towel rail.





Study / Dressing Room

9' 1" x 7' 4" (2.77m x 2.24m)

Externally

Front Garden

Astro turf.

Rear Garden

Large, private, astro turf, resin path and patio area.

Driveway

Resin.

Garage

Power and lighting, electric door, houses boiler.



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Hardwick Court, HARTLEPOOL

- OAK DOORS
- CCTV SECURITY SYSTEM
- EXTENDED
- 4 RECEPTION ROOMS
- UTILITY

Tenure: Freehold EPC Rating: B

offers over

£525,000



Ground Floor
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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

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HAR118135 - 0009

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