



**Boston Close, Hartlepool TS25 2QQ**

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## **Boston Close, Hartlepool**

The very best of its kind in the area! This significantly enhanced and extended 3 Bedroom semi detached property occupies a prime position and enjoys a host of modern features further enhanced by attractive internal decor.

### **Entrance Hallway**

Accessed via composite door, fitted with attractive Karndean flooring, staircase to First Floor, radiator.

### **Lounge/ Dining /Kitchen/ Bar**

23' 3" Max x 28' 2" Max ( 7.09m Max x 8.59m Max )  
Open plan, reconfigured and upgraded.

Kitchen - Fitted with a range of wall and base units with complimenting working surfaces and co-ordinating splashbacks, integrated appliances, 'Belfast' sink with mixer tap, recess and plumbing for American fridge/freezer, feature lighting to kick boards, recess spotlighting to ceiling.

Dining Area - Skylight offering lots of natural light, central island with storage and seating, French doors to rear garden.

Living Area - Recently upgraded boasting media wall complete with plasma fire, feature lighting to alcoves, ceiling centre piece and coving, all controlled centrally by a master remote/ app.

Bar - Fitted with a bar and shelving, vertical radiator.

### **Snug/ Study**

7' 1" x 11' 7" ( 2.16m x 3.53m )  
UPVC bow bay window to front, UPVC double glazed door leading to side, Karndean flooring, recess spotlighting to ceiling, underfloor heating, access to useful walk in storage cupboard.

### **Shower Room/ Wc**

Fitted with a modern 3 piece suite comprising:- double shower cubicle with main supply shower, vanity style wash hand basin, low level low flush WC, Karndean flooring, underfloor heating, chrome heated radiator.

### **First Floor**

#### **Landing**

Loft void access, coved cornicing.

#### **Bedroom 2**

11' 2" x 7' 3" (excluding recess) ( 3.40m x 2.21m (excluding recess) )  
UPVC double glazed window to front, modern wall to wall fitted wardrobes with sliding doors, radiator.

#### **Bedroom 1**

9' 4" x 12' 4" (including wardrobes) ( 2.84m x 3.76m (including wardrobes) )  
UPVC double glazed window to rear, fitted with a quality range of Bedroom furniture including fitted wardrobes, bed recess with overhead storage space, radiator.

#### **Bedroom 3**

8' 4" Max x 6' Max ( 2.54m Max x 1.83m Max )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Fitted with a 3 piece suite with chrome fittings comprising of:- panelled bath with central chrome mixer tap and mains shower over, vanity style wash hand basin, low level low flush WC, heated chrome towel radiator, recess spotlighting to ceiling, shelved storage cupboard, UPVC double glazed opaque window to front.







## Externally

### Front Garden

Low maintenance, predominately laid to lawn, paved area providing off street parking, gated access to the side of the property that leads through to:-

### Rear Garden

Enclosed, landscaped with raised patio offering several seating areas, shed and summerhouse, feature outside lighting.



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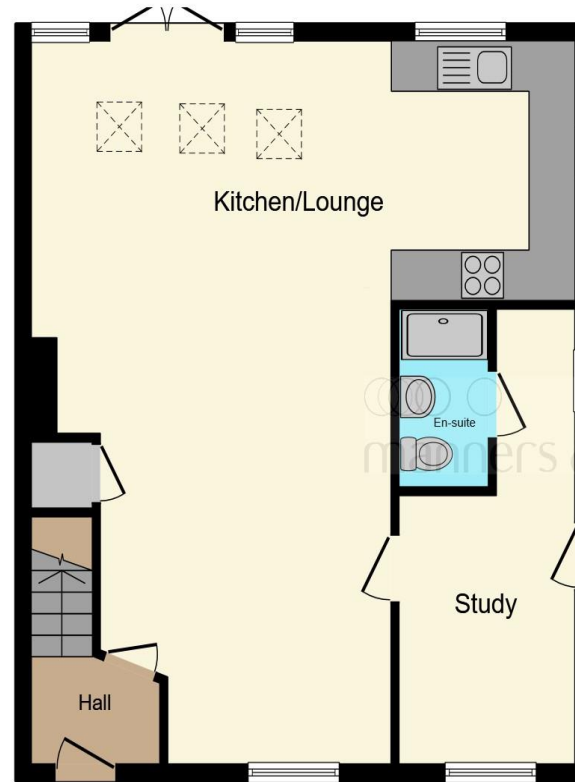
welcome to

## Boston Close, Hartlepool

- SIGNIFICANTLY ENHANCED
- OFF STREET PARKING
- EXTENDED
- PRIME POSITION
- ATTRACTIVE DECOR

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£230,000**



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

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