



Sapphire Way, HARTLEPOOL TS24 0AN

welcome to

Sapphire Way, HARTLEPOOL

A fantastic opportunity to purchase this stunning, new build, three storey town house, situated in the highly sought after Marine Point residential development. This modern home has been upgraded with plenty of enhancements and offering ultra modern decor.

Entrance Hall

Composite door to front, radiator.

Cloakroom

Low level low flush wc, pedestal wash hand basin, radiator.

Lounge

14' 2" x 12' 3" Max (4.32m x 3.73m Max)

Window to front, understairs storage cupboard, radiator.

Kitchen/Diner

12' 5" x 8' 3" (3.78m x 2.51m)

Fitted with a range of wall and base units with complimenting working surfaces and coordinating splashbacks, integrated fridge/freezer and washing machine, recess for dishwasher, built in oven and hob with extractor over, stainless steel sink/drainage unit with mixer tap, cupboard housing boiler, window to rear, French doors to rear, radiator.

First Floor

Landing

Bedroom 2

9' 1" x 12' 6" (2.77m x 3.81m)

Two windows to front, radiator.

Bedroom 3

11' 2" x 12' 5" Max (3.40m x 3.78m Max)

Window to rear, radiator.

Bathroom

Bath with mixer tap, pedestal wash hand basin, low level low flush wc, extractor fan, radiator, window to

side.

Second Floor

Landing

Storage cupboard.

Bedroom 1

9' 2" x 15' 6" (2.79m x 4.72m)

Window to front, radiator.

Ensuite

Shower cubicle, low level low flush wc, pedestal wash hand basin, radiator, skylight, large walk in storage cupboard.





Externally

Rear Garden

South/West facing with a good degree of privacy, lawn area.

Front

Double width driveway offering parking for two cars.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Agents Note

Council Tax Band for this property is provisional until confirmed.



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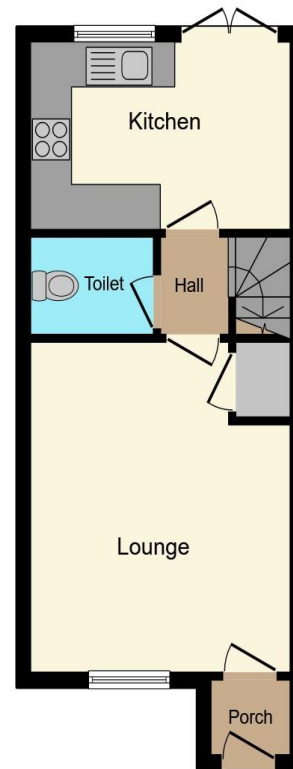
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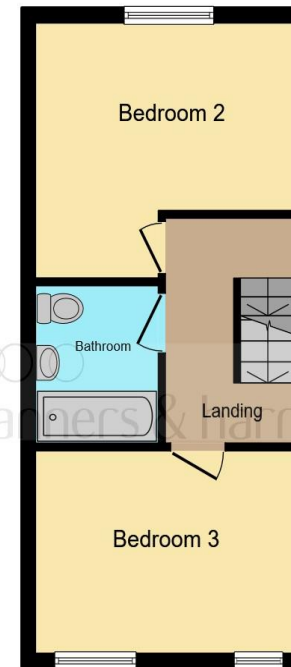
- HIGH QUALITY FIXTURES AND FITTINGS
- CONTEMPORARY LIVING
- SET OVER 3 FLOORS
- MASTER BEDROOM WITH ENSUITE
- SOUTH/WESTERLY REAR GARDEN

Tenure: Freehold EPC Rating: B

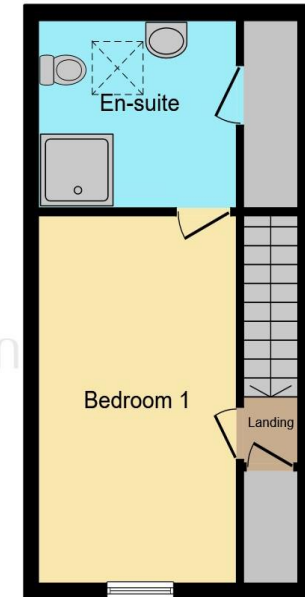
£160,000



Ground Floor



First Floor



Second 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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Property Ref:
HAR118845 - 0011

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