



Olivier Avenue, Hartlepool TS26 0FJ

welcome to

Olivier Avenue, Hartlepool

Arguably occupying one of the best positions on the highly sought after and ultra modern Tunstall Farm development in the West Park area, this impressive, four bedroom, detached home offers stylish, spacious living, ideally suited to modern family life.

Entrance Hall

Accessed via door to front, wood flooring, understairs storage cupboard, staircase to first floor, radiator.

Cloakroom

Low level low flush WC, pedestal wash hand basin, window to side, radiator, wall tiling.

Study

10' 6" x 6' 9" (3.20m x 2.06m)
Window to front, radiator, wood flooring.

Lounge

17' 8" x 12' 7" into bay (5.38m x 3.84m into bay)
Bay window to front, wood flooring, radiator.

Kitchen / Diner

10' 6" maximum x 26' 5" maximum (3.20m maximum x 8.05m maximum)
Window to rear t, french doors to rear, spotlights, 2 radiators, modern wall and base units in grey high gloss with granite working surfaces, feature lighting to kickboards and under wall units, cupboard housing boiler, integrated dish washer, washing machine and fridge freezer, double oven with gas hob and hood, wood flooring.

First Floor Landing

Cupboard, loft void access, radiator.

Bedroom 1

12' 8" maximum x 12' 3" maximum (3.86m maximum x 3.73m maximum)
Window to front, radiator.

En Suite

Shower cubicle, low level low flush WC, pedestal wash hand basin, chrome heated towel rail, window

to front, extractor fan, tiled walls, tiled flooring.

Bedroom 2

13' 9" maximum x 10' 1" including wardrobe (4.19m maximum x 3.07m including wardrobe)
Window to front, fitted wardrobes, radiator.

Bedroom 3

12' 6" maximum x 9' 1" maximum (3.81m maximum x 2.77m maximum)
Window to rear, radiator.

Bedroom 4

11' 3" maximum x 10' 1" maximum (3.43m maximum x 3.07m maximum)
Window to rear, radiator.

Bathroom

Window to rear, pedestal wash hand basin, bath, low level low flush WC, chrome heated towel rail, tiled walls, tiled flooring.





Externally

Front Garden

Secluded, large driveway with EV charger.

Rear Garden

Purpose built large gazebo, patio, lawn, greenhouse, pizza oven.

Double Garage

With lights and power sockets.



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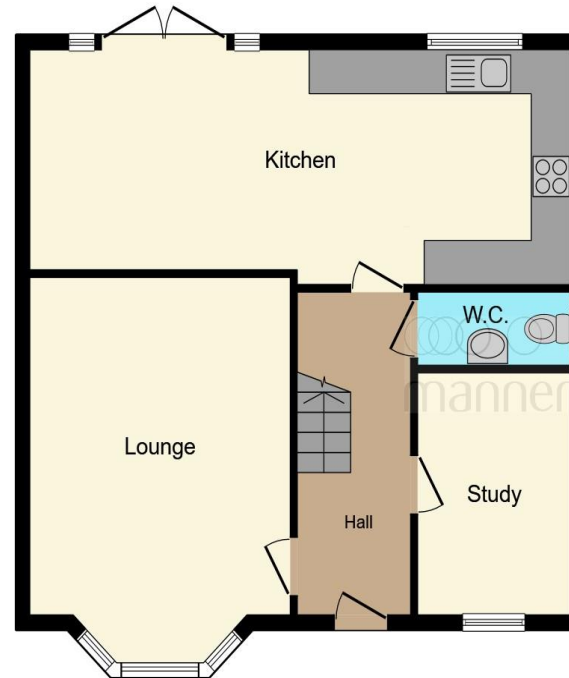
welcome to

Olivier Avenue, Hartlepool

- ULTRA MODERN
- LARGE PLOT
- DOWNSTAIRS WC
- EN SUITE
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over
£350,000



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

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Property Ref:
HAR118805 - 0003

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