



Redwood Close, Hartlepool, TS27 3QN

welcome to

Redwood Close, Hartlepool

Superb, well proportioned, four bedroom, detached, family home in the desirable location of Clavering. This large family home is on a corner plot (with an additional plot of land to the side) and has many desirable attributes including a spacious lounge, downstairs WC, garage and conservatory.

Entrance Hallway

Entered via wooden double glazed doors into the entrance hallway, radiator, ceiling rose, coved cornicing, doors leading to all principle rooms, laminate flooring.

Lounge

19' 11" maximum x 11' 8" excluding bow window (6.07m maximum x 3.56m excluding bow window)
Wooden double glazed bow window to the front, wooden double glazed arched window, two radiators, coved cornicing, two ceiling roses, TV point, laminate flooring, dado rail, feature electric fire with decorative surround and marble hearth,

Kitchen

10' 8" x 10' 7" (3.25m x 3.23m)
Wooden double glazed window to the rear, range of white wall and base units with contrasting working surfaces and matching up stands, tiled walls, coved cornicing, spotlights to ceiling, breakfast bench, radiator, space for undercounter fridge, plumbing and recess for washing machine, stainless steel sink/drainage with mixer tap, plumbing and recess for undercounter dishwasher, inset electric oven, four ring electric hob with matching splashback and stainless steel extractor over, integrated tumble dryer, laminate flooring.

Cloakroom

Wooden double glazed window to the side, low level low flush WC, tiled walls, corner wash hand basin, spotlights to ceiling, clad wood ceiling, laminate flooring, radiator.

Dining Room

8' 8" x 16' 7" including stairs (2.64m x 5.05m including stairs)
Coved cornicing, dado rail, radiator, stairs to the first

floor, two ceiling roses, wooden double glazed sliding doors leading to conservatory, understairs storage cupboard.

Conservatory

11' 10" maximum x 9' 9" (3.61m maximum x 2.97m)
Built on a brick dwarf wall with wooden double glazed construction, wooden double glazed doors to the side, windows all the way around, carpeted with a feature brick wall.

Landing

Stairs from dining room, loft hatch access, coved cornicing, ceiling rose, storage cupboard housing a wall mounted Ideal combination boiler.

Bedroom 1

10' 7" x 11' 10" (3.23m x 3.61m)
Wooden double glazed window to the front, radiator, coved cornicing, ceiling rose, wooden flooring.

Bedroom 2

10' 7" x 9' 9" (3.23m x 2.97m)
Wooden double glazed window to the rear, radiator, coved cornicing, ceiling rose, wooden flooring.

Bedroom 3

10' 7" x 9' 9" (3.23m x 2.97m)
Double glazed window to rear, radiator, coved cornicing, ceiling rose, wooden flooring.

Bedroom 4

8' 4" x 7' 4" (2.54m x 2.24m)
Wooden double glazed window to the front, coved cornicing, ceiling rose, wooden flooring, built in 3 door sliding wardrobes.

Family Bathroom





Panel Jacuzzi bath with hand held shower attachment, tiled walls, cladded ceiling, spotlights to ceiling, tiled floor, wooden double glazed window to side, wash hand basin on a vanity unit, concealed cistern low level low flush WC, corner walk in shower cubicle with jets and hand held attachment and rainfall shower heads.

Loft

Pull down ladder.

Externally

Garage

Remote control roller shutter door with power and light, wooden door to the side, wooden personnel door, wooden single glazed window to the side, longer than average.

Rear Garden

Laid to lawn with a paved patio walkway, patio area, raised stone bed area, mature planting and hedges, brick built barbecue area, outdoor tap.

Front Of Property

Driveway leading down the side to the garage for approximately 3 vehicles, corner plot, wraps around with a hedged border, mature planting, laid to lawn, triangle area to the side of the property that is laid to lawn.



view this property online mannersandharrison.co.uk/Property/HAR119023



welcome to

Redwood Close, Hartlepool

- GARAGE
- CONSERVATORY
- DOWNSTAIRS WC
- WRAP AROUND GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£240,000



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

view this property online mannersandharrison.co.uk/Property/HAR119023



Property Ref:
HAR119023 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk