









welcome to

Snowdrop Road, Hartlepool

An Exquisite Four-Bedroom Detached Residence of Exceptional Quality. This outstanding four-bedroom, three-bathroom detached home has been meticulously refurbished to an exceptional standard, offering a perfect blend of contemporary elegance and modern functionality.

Entrance Hall

Welcoming entrance hallway, staircase to first floor.

Downstairs Wc

Pedestal wash hand basin with mixer tap, low level low flush wc, radiator.

Lounge

12' 5" x 17' 7" Max (3.78m x 5.36m Max)

Attractive media wall with bespoke built in storage, double doors leading to dining room, dual aspect windows to front.

Dining Room

12' 5" x 12' 1" (3.78m x 3.68m)

Open with kitchen, French doors to rear, recessed spot lighting.

Reception Room 3

12' 4" x 17' 4" (3.76m x 5.28m)

Dual aspect windows to front, radiator.

Kitchen

16' 7" Max x 17' 4" Max (5.05m Max x 5.28m Max) Re-fitted with a stunning range of wall and base units with complimenting working surfaces and cocoordinating splash back, central island with storage and breakfast bar, Belfast sink with mixer tap, built in double oven with a hob and hood, integrated fridge/ freezer, French doors to rear, recess spotlighting to ceiling.

Utility

5' 7" x 12' 1" (1.70m x 3.68m)

Window to rear, radiator, base units, space for additional appliances, incorporating sink with mixer tap.

Landing

Window to front.

Bedroom 1

12' 5" x 13' 1" (3.78m x 3.99m)

Window to rear, radiator, access to dressing room.

Dressing Room En Suite

Pedestal wash hand basin, low level low flush wc, storage cupboard, radiator.

Bedroom 2

12' 5" x 12' 8" (3.78m x 3.86m)

Window to rear, radiator, bedrooms 2 and 3 give access to Jack and Jill shower room.

Shower Room

Low level low flush wc, wash hand basin, shower cubicle, radiator, storage cupboard.

Bedroom 3

12' 5" x 10' 5" (3.78m x 3.17m)

Window to front, radiator.

Bedroom 4

12' 5" x 7' 5" (3.78m x 2.26m)

Window to front, radiator.

Externally Rear Garden

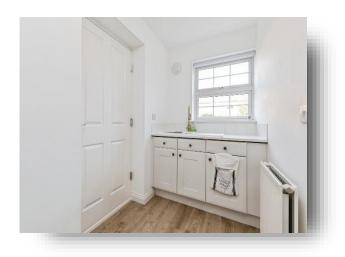
Decked area along with generous size lawn, gazebo, access to garage via personal door.

Front Of Property

Lawn, double driveway and garage, parking for 4 cars.













welcome to

Snowdrop Road, Hartlepool

- LOUNGE WITH BESPOKE MEDIA WALL.
- LANDSCAPED GARDEN.
- STYLISH DINING ROOM WITH FRENCH DOORS.
- PRIVATE DRESSING ROOM.
- STUNNING KITCHEN/ DINER.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£475,000



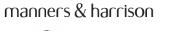
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/HAR119622



Property Ref: HAR119622 - 0004 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 quidance 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.







01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk

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.