



Goldfinch Road, Hartlepool TS26 0SN

welcome to

Goldfinch Road, Hartlepool

An Immaculate Four-Bedroom Detached Home with Double Driveway and Garage Beautifully presented throughout, this impressive four-bedroom detached residence perfectly combines modern comfort with elegant design, offering a superb layout ideal for contemporary family living.

Entrance Lobby

Door to front, access to downstairs WC.

Entrance Hall

Inner door, staircase to first floor, radiator.

Downstairs Wc

Low level low flush WC, radiator, window to front, vanity wash hand basin.

Lounge

14' 4" (exc bay) x 11' 5" (4.37m (exc bay) x 3.48m)
Bay window to front, modern fireplace with electric fire, radiator, double doors to dining room.

Dining Room

9' 10" x 11' 5" (3.00m x 3.48m)
French doors to rear, radiator, coved cornicing.

Kitchen

15' 4" x 10' 1" (4.67m x 3.07m)
Modern wall and base units with contrasting working surfaces and complimenting splashback tiling, central island/breakfasting bar, 1 1/2 sink unit with mixer tap, wine cooler, built in oven/hob/hood, integrated dishwasher, washing machine, spotlights.

Landing

Cupboard, spotlights.

Bedroom 1

11' 3" x 11' 3" (exc robes) (3.43m x 3.43m (exc robes))
Window to front, wall to wall fitted wardrobes, radiator.

En-Suite

Storage cupboard, low level low flush WC, vanity wash hand basin, extractor fan, window to front, radiator.

Bedroom 2

11' 6" x 9' 1" (exc door recess) (3.51m x 2.77m (exc door recess))
Window to front, built in wardrobes, radiator.

Bedroom 3

10' 8" x 11' 3" (3.25m x 3.43m)
Window to rear, radiator.

Bedroom 4

9' 2" (exc robes) x 10' 7" (max) (2.79m (exc robes) x 3.23m (max))
Window to rear, built in wardrobes, radiator.

Bathroom

Vanity wash hand basin, low level low flush WC, P shaped bath with mixer tap with shower over, window to rear, spotlights, chrome heated towel rail.

Front Garden

Lawn, double driveway, access to rear garden.

Rear Garden

Enclosed rear garden, well established with raised decked area.





view this property online mannersandharrison.co.uk/Property/HAR120000



welcome to

Goldfinch Road, Hartlepool

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- DOUBLE DRIVEWAY
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£280,000



view this property online mannersandharrison.co.uk/Property/HAR120000



Property Ref:
HAR120000 - 0003

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