



Niven Close, Hartlepool TS26 0FP

welcome to

Niven Close, Hartlepool

This outstanding four-bedroom detached residence exudes luxury throughout and is presented to an impeccable show-home standard. Tucked away in one of the most desirable positions on this attractive development, the property enjoys exceptional privacy and far-reaching countryside views.

Entrance Hall

Composite door to front, staircase to first floor, under stairs storage area.

Downstairs Wc

Low level low flush WC, window to side, pedestal wash hand basin, radiator, part tiled.

Study

8' 7" x 6' 11" (2.62m x 2.11m)
Window to front, radiator.

Lounge

15' 7" x 12' 9" (into bay) (4.75m x 3.89m (into bay))
Bay window to front, double doors to kitchen/diner, radiator, modern and sleek fireplace.

Kitchen/Dining

26' 7" (max) x 10' 8" (max) (8.10m (max) x 3.25m (max))
French doors to rear garden, window to rear, vertical radiator, extensive range of wall and base units with butcher block style working surfaces, complimented by contrasting splashback tiling, integrated fridge/freezer, dishwasher, washing machine, 1 1/2 stainless steel sink and draining board with mixer tap, high level mounted oven, gas hob and extractor fan, recessed spotlights to ceiling, cupboard housing boiler.

Landing

Cupboard.

Bedroom 1

12' 9" (max) x 12' 4" (max) (3.89m (max) x 3.76m (max))
Window to front, radiator, fitted robes.

En-Suite

Storage cupboard, pedestal wash hand basin, low level low flush WC, Radiator, window to front.

Bedroom 2

13' 10" (max) x 10' 1" (max) (4.22m (max) x 3.07m (max))
Window to front, radiator.

Bedroom 3

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

Bedroom 4

12' 9" x 9' (exc robes) (3.89m x 2.74m (exc robes))
Window to rear, radiator.

Bathroom

Bath with mains shower over glass screen, pedestal wash hand basin with mixer tap, low level low flush WC, window to rear, radiator.

Front & Rear Gardens

Landscaped gardens to both front and rear, meticulously maintained and well stocked with an array of shrubbery.

Parking

Large Driveway, double garage.





view this property online mannersandharrison.co.uk/Property/HAR120077



welcome to

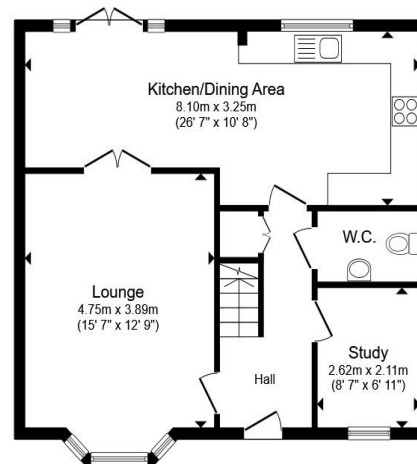
Niven Close, Hartlepool

- SHOW HOME STANDARD
- COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN/DINER
- MASTER BEDROOM WITH EN-SUITE
- LARGE DRIVEWAY&DOUBLE GARAGE

Tenure: Freehold EPC Rating: B

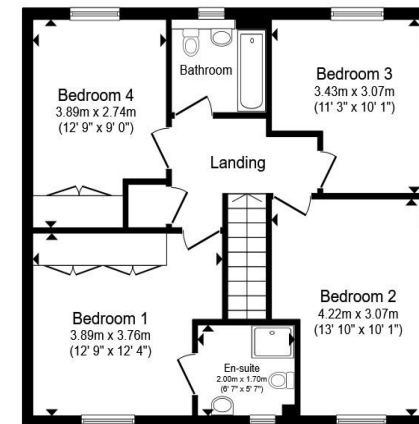
Council Tax Band: E

£380,000



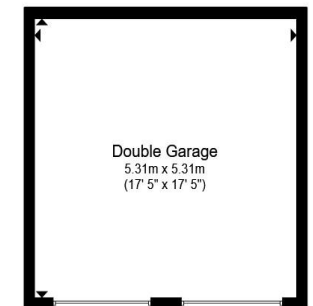
Ground Floor

Floor area 60.8 m² (654 sq.ft.) approx



First Floor

Floor area 59.9 m² (645 sq.ft.) approx



Garage

Floor area 28.0 m² (302 sq.ft.) approx

Total floor area 148.7 m² (1,601 sq.ft.) approx

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.propertybox.io



view this property online mannersandharrison.co.uk/Property/HAR120077



Property Ref:
HAR120077 - 0002

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