



**Hardwick Court, Hartlepool TS26 0AZ**

welcome to

## Hardwick Court, Hartlepool

Set in one of Hartlepool's most sought-after addresses within West Park, walking distance to excellent schools, this impressive executive residence delivers exceptional space and style for contemporary family living.

### Entrance Hall

Entered via composite door, radiator, stairs to first floor, coved cornicing, built in cloak-cupboard under stairs, wall lights, window panes either side of door, doors leading to all principle rooms.

### Lounge

13' 9" (max) x 24' 5" (4.19m (max) x 7.44m) Dual aspect, UPVC double glazed bow window to front, UPVC double glazed window to rear, two radiators, TV point, coved cornicing, feature dual fuel log burner with granite surround and marble hearth.

### Dining Room

11' 9" x 11' 9" (3.58m x 3.58m) UPVC double glazed French doors leading onto rear garden with windows either side, radiator, Karndean flooring, coved cornicing.

### Reception Room 3

9' 9" x 8' 8" (2.97m x 2.64m) UPVC double glazed window to front, radiator, coved cornicing.

### Downstairs Wc

Low level low flush WC, vinyl flooring, wash hand basin with mixer tap and tiled splashback on vanity unit, extractor fan, dado rail.

### Kitchen

10' 6" x 19' (3.20m x 5.79m) Beautiful range of high gloss cashmere wall and base units with complimentary working surfaces and matching splashback tiling, two UPVC double glazed windows to rear, UPVC double glazed door to side, radiator, Karndean flooring, integrated electric oven, integrated microwave, integrated fridge, integrated freezer, plumbing and recess for dishwasher, white 1

1/2 bowl sink/drainer with swan neck mixer tap, peninsular island with four ring gas hob, stainless steel and glass extractor over, condensing boiler housed in one of the storage cupboards.

### Landing

Great size, UPVC double glazed window to front, radiator, wall lights, doors leading to all principle rooms, loft hatch access, built in storage cupboard housing hot water tank.

### Bedroom 1

14' 8" (inc door recess) x 11' 6" (onto wardrobes) (4.47m (inc door recess) x 3.51m (onto wardrobes)) UPVC double glazed window to rear, radiator, built in storage cupboard, door leading to en-suite.

### En-Suite

Sumptuous en-suite bathroom, UPVC double glazed window to rear, chrome heated towel rail, low level low flush WC, wash hand basin with mixer tap, panel bath with mixer tap, part tiled walls.

### Family Shower Room

UPVC double glazed window to rear, corner shower cubicle with electric shower over, tiled walls, wash hand basin with mixer tap, low level low flush WC, chrome heated towel rail.

### Bedroom 2

12' 5" x 10' 2" (3.78m x 3.10m) UPVC double glazed window to front, radiator, two door built in wardrobes X2, laminate flooring.

### Bedroom 3

9' 9" x 10' 8" (2.97m x 3.25m) UPVC double glazed window to front, radiator, two door built in wardrobe.



### **Bedroom 4**

9' 9" x 10' 7" ( 2.97m x 3.23m )  
UPVC double glazed window to rear, radiator, two door built in wardrobes.

### **Rear Garden**

Tiered, fence and hedge enclosed, shaped lawn area, attractive borders, bark borders, patio area, greenhouse, wraps around to side of property, wooden gate giving access to front of property, lean to to one side of property for storage, stone bed edging, outdoor tap, personnel door leading to double garage.

### **Garage**

Electric up and over door, power and lighting.

### **Front Of Property**

Open plan lawn, mature planting, block paved driveway leading to garage.



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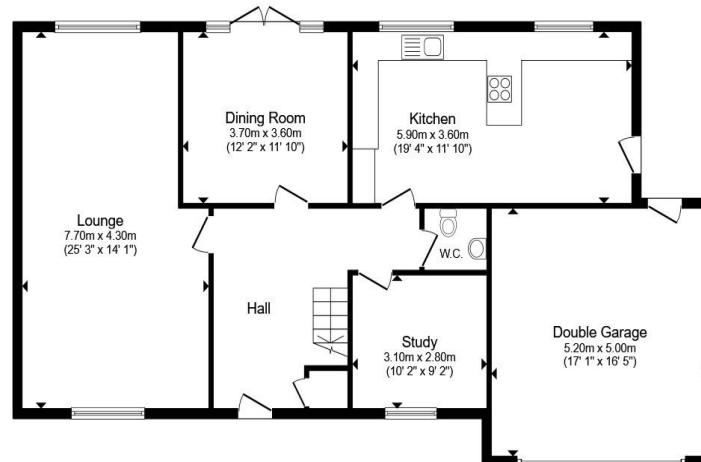
## Hardwick Court, Hartlepool

- SOUGHT AFTER - WEST PARK LOCATION
- MASTER BEDROOM WITH EN-SUITE
- THREE RECEPTION ROOMS
- ATTRACTIVE GARDENS
- DRIVEWAY & DOUBLE GARAGE

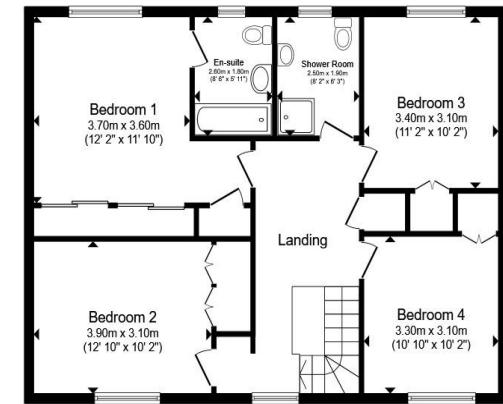
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

**£550,000**



Ground Floor



First Floor

Total floor area 207.8 m<sup>2</sup> (2,237 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](http://www.propertybox.io)

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