



**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/drainers 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 doors 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 doors 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.



***view this property online*** [mannersandharrison.co.uk/Property/HAR120189](http://mannersandharrison.co.uk/Property/HAR120189)



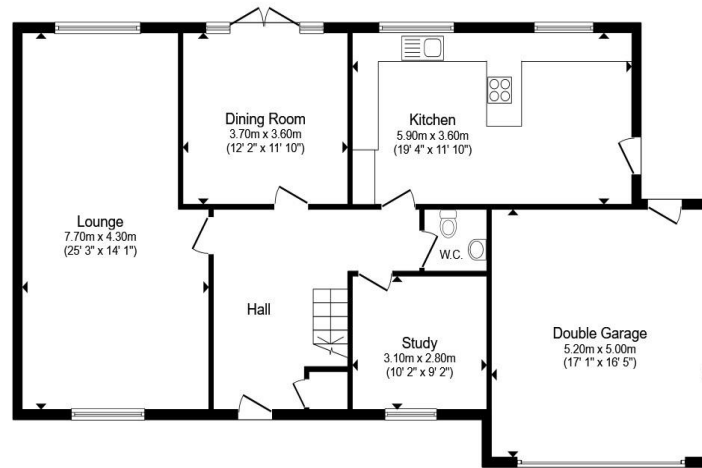
welcome to

## Hardwick Court, Hartlepool

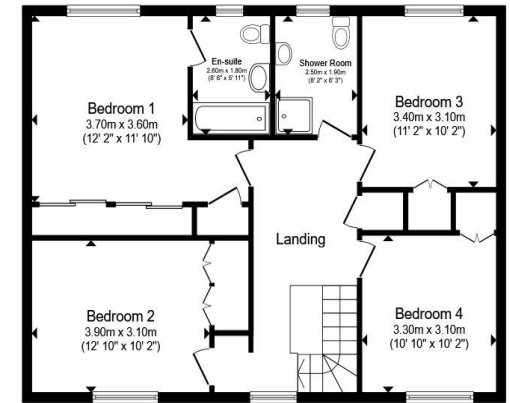
- SOUGHT AFTER - WEST PARK LOCATION
- MASTER BEDROOM WITH EN-SUITE
- THREE RECEPTION ROOMS
- ATTRACTIVE GARDENS
- DRIVEWAY & DOUBLE GARAGE

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)

  
manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/HAR120189](http://mannersandharrison.co.uk/Property/HAR120189)



Property Ref:  
HAR120189 - 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](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)