



**Topaz Close, HARTLEPOOL TS24 0GL**

**welcome to**

## **Topaz Close, HARTLEPOOL**

This superb four-bedroom, two-bathroom detached home is available for sale with no onward chain and offers far more than just modern family living - it provides a true lifestyle opportunity in an exceptional beachfront setting.

### **Entrance Hallway**

Composite door to front, stair case to first floor, radiator.

### **Front Reception 1**

Window to front, radiator.

### **Front Reception 2**

Window to front, radiator.

### **Kitchen / Dining**

French doors to rear, radiator, wall and base units with complementing working surfaces and coordinating splashback, integrated fridge freezer, dish washer, oven, hob and hood, 1 1/2 stainless steel sink/drainers unit with mixer tap, spotlights, window to rear.

### **Utility**

Door to rear, boiler, work surfaces, recess and plumbing for washing machine.

### **W C**

Window to side, pedestal wash hand basin, low level low flush WC, radiator.

### **First Floor Landing**

Loft, window to side, storage cupboard.

### **Bedroom 1**

French doors to balcony, fantastic Sea views.

### **En Suite**

Window to rear, low level low flush WC, pedestal wash hand basin, shower cubicle, radiator.

### **Bedroom 2**

Window to front, radiator.

### **Bedroom 3**

Window to front, radiator.

### **Bedroom 4**

Window to front, radiator.

### **Bathroom**

Bath with mixer tap, low level low flush WC, chrome heated towel rail, pedestal wash hand basin, window to rear.

### **Externally**

### **Front**

Lawn, drive, garage.

### **Rear Garden**

Uninterrupted Sea views, lawn, raised decked area.





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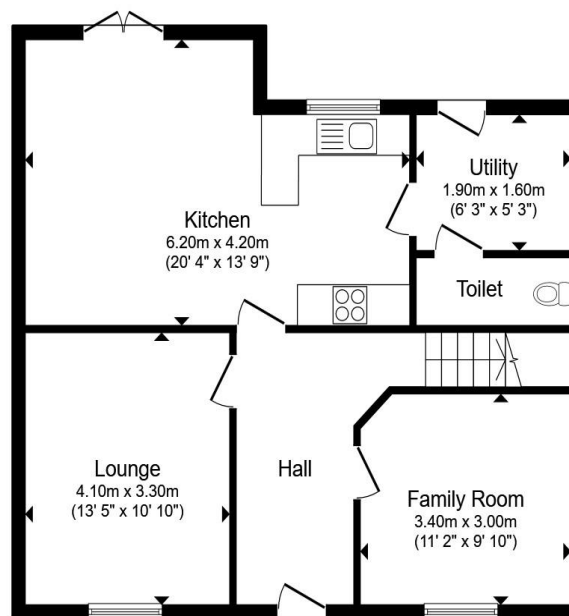
## Topaz Close, HARTLEPOOL

- NO CHAIN
- BEACHFRONT SETTING
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- FRONT&REAR GARDENS

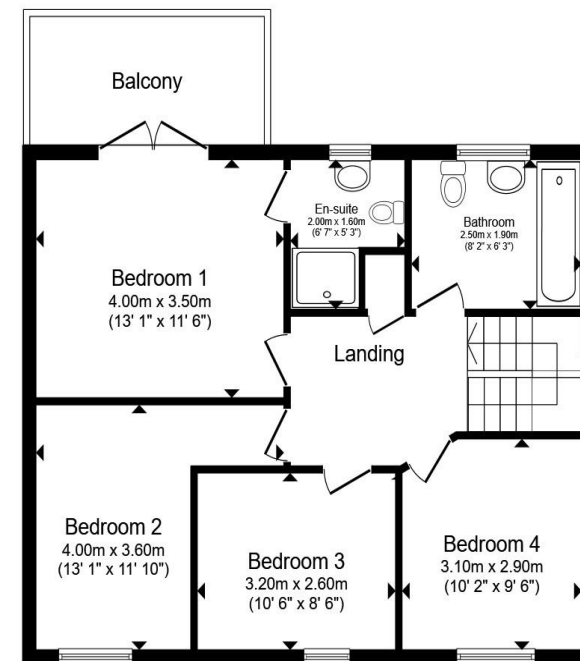
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£280,000**



**Ground Floor**



**First Floor**

Total floor area 130.8 m<sup>2</sup> (1,408 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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Property Ref:  
HAR119024 - 0003

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