



Larpool Close, Hartlepool, TS26 8GA

welcome to

Larpool Close

A beautiful 3 Bedroomed family home, benefitting from Double Glazing, Gas Central Heating, Driveway and Garage. Accommodation briefly comprises Lounge, Kitchen/Diner with patio doors to Rear Garden, 3 Bedrooms, Master Bedroom with En Suite and Family Bathroom.



Entrance Hall

Double Glazed door to front, stairs to First Floor, radiator.

Lounge

14' x 9' 7" (4.27m x 2.92m)

Double Glazed window to front aspect, understairs storage cupboard, television point, radiator, French doors leading to;

Kitchen / Diner

14' 6" x 9' 2" (max) (4.42m x 2.79m (max))

Double Glazed window to rear elevation, Double Glazed patio doors leading into rear garden, range of wall and base units with contrasting roll edge working surfaces, 1 ½ bowl stainless steel sink/drainage with mixer tap, built in electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator.

Rear Lobby

door leading to rear garden and personal door to garage, radiator.

Guest Cloakroom

Double Glazed window to rear elevation, low level WC, vanity wash hand basin with mixer tap, radiator.

First Floor

Landing

cupboard housing 'Potterton Power Max' boiler, access to loft.

Bedroom 1

15' 3" x 8' 4" (max) (4.65m x 2.54m (max))

(irregular shaped room) Double Glazed window to front elevation, built in cupboard, built in walk-in wardrobe, radiator, television point.

En Suite

Double Glazed window to rear elevation, enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, laminate flooring, radiator.

Bedroom 2

9' 8" x 9' 7" (2.95m x 2.92m)

Double Glazed window to front elevation, built in wardrobe, radiator.

Bedroom 3

10' 3" x 6' 4" (3.12m x 1.93m)

Double Glazed window to rear elevation, radiator.

Family Bathroom

Double Glazed window to rear elevation, white three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, extractor fan, radiator, laminate flooring.

Externally

Enclosed Rear Garden

mainly laid to lawn.

Front Garden

lawned area, gated side access to rear.

Garage

with up and over door, garage is approached by Driveway.



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welcome to Larpool Close

- GUIDE PRICE £95,000 TO £100,000
- GAS CENTRAL HEATING & DOUBLE GLAZED
- MASTER BEDROOM WITH EN SUITE
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: C

guide price

£95,000



computer-linked
network of
over 300 offices



Please note the marker reflects the
postcode not the actual property

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