



Mereston Close, TS26 0LW
4 Bed - House - Detached
£300,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: D



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Mereston Close Hartlepool TS26 0LW

A most impressive FOUR BEDROOM detached property occupying a quiet cul-de-sac position on Mereston Close with a generous corner plot and SOUTH FACING REAR GARDEN. The home offers thoughtfully EXTENDED ACCOMMODATION with a spacious and versatile layout which incorporates a superb open plan kitchen/diner/family room. An ideal purchase for family requirements with two en-suites, bathroom and guest WC whilst other pleasing features include gas central heating, uPVC double glazing and solar panels. Mereston Close is situated off Hayston Road which is convenient for amenities and transport links whilst being a short stroll from High Tunstall College of Science.

The full internal layout comprises; entrance porch through to the entrance hall with stairs to the first floor, integral door to the garage, double doors into the lounge and access to the guest WC. The bay fronted lounge offers a formal sitting room with fire surround and electric fire. The open plan kitchen/diner/family room is an enviable place for entertaining family and friends with two sets of French doors opening to the rear garden. The country style kitchen offers an extensive range of units, and breakfast bar area. The seating and dining space enjoy use of the 'Charnwood' multi-fuel stove whilst a further sitting area completes the ground floor. To the first floor are four bedrooms with bedrooms one and two benefiting from fitted wardrobes and en-suites, bedrooms three and four are served by the family bathroom.

Externally the property features a lawned front and side garden with a block paved driveway providing useful off street parking whilst leading to the integral garage. A gate to the side leads through to enclosed south facing rear garden which features lawn, paved patio and artificial turf with raised flower bed, pergola and timber storage shed included.











GROUND FLOOR

ENTRANCE PORCH

4'10 x 4'5 (1.47m x 1.35m)

Accessed via double glazed composite entrance door, uPVC double glazed window to the side, tiled flooring, panelling to walls.

ENTRANCE HALL

Upgraded internal doors, including double doors into the lounge and integral door to the garage, stairs to the first floor with storage cupboard below, fitted carpet, convector radiator.

GUEST WC

4'11 x 4'11 (1.50m x 1.50m)

Fitted with a two piece suite comprising; pedestal wash hand basin with chrome dual taps, low level WC, uPVC double glazed window to the front, convector radiator.

FAMILY LOUNGE

14'9 x 11'9 (4.50m x 3.58m)

Fire surround with electric fire, uPVC double glazed bay window to the front aspect, fitted carpet, convector radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

32'9 x 9'6 plus 20'3 x 8'8 (9.98m x 2.90m plus 6.17m x 2.64m)

An enviable place for entertaining family and friends.

KITCHEN AREA

A country style kitchen fitted with an extensive range of units to base and wall level with complimenting work tops, incorporating an inset double 'Belfast' style ceramic sink with mixer tap and pelmet above with downlighting, recess for cooking range (can be included on separate negotiation) with canopy housing extractor over, tiled splashback, recess for American style fridge/freezer, integrated microwave, glass fronted display cabinets with lighting, additional downlighting to eye level units, breakfast bar area, laminate flooring, spot lights to ceiling.

SEATING AND DINING AREA

Two sets of uPVC double glazed French doors opening to the rear garden, two uPVC double glazed feature windows, 'Charnwood' multi-fuel stove with brick slip tiled back, laminate flooring, speaker system, convector radiator.

SITTING ROOM

A pleasant sitting space with uPVC double glazed window to the rear, fitted carpet, spotlights and speakers to ceiling, convector radiator,

FIRST FLOOR

LANDING

Built in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

14'10 x 9'9 (4.52m x 2.97m)

A good size master bedroom fitted wardrobes included, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to;

EN-SUITE BATHROOM

9'9 x 5'10 (2.97m x 1.78m)

Featuring a four piece suite and chrome fittings comprising; panelled bath with central mixer tap, curved corner shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, being full height to shower level, uPVC double glazed window to the rear, column style radiator with chrome towel radiator.

BEDROOM TWO

11'7 x 9'8 (3.53m x 2.95m)

Fitted double wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, access to;

EN-SUITE SHOWER ROOM

5'2 x 4'5 (1.57m x 1.35m)

Fitted with a three piece suite comprising; shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiled splashback, uPVC double glazed window to the rear.

BEDROOM THREE

12'10 x 9'9 (3.91m x 2.97m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM FOUR

9'9 x 6'10 (excluding wardrobe) (2.97m x 2.08m (excluding wardrobe))

Built in single wardrobe and storage cupboard, uPVC double glazed window to the front aspect, laminate flooring, convector radiator.

FAMILY BATHROOM

6'11 x 6'6 (2.11m x 1.98m)

Fitted with a three piece suite comprising; panelled bath with mixer tap and electric shower over, inset wash hand basin with mixer tap and vanity cabinets below, low level WC, tiled splashback, storage/linen cupboard, uPVC double glazed window to the rear, single radiator.

EXTERNALLY

Externally the property features a lawned front and side garden with a block paved driveway providing useful off street parking whilst leading to the integral garage. A gate to the side leads through to enclosed south facing rear garden which features lawn, paved patio and artificial turf with raised flower bed, pergola and timber storage shed included.

INTEGRAL GARAGE

17'9 x 10'0 (5.41m x 3.05m)

Up and over door to the front, integral door from the hall, light, sockets, fitted units, inset single drainer sink, plumbing for washing machine.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



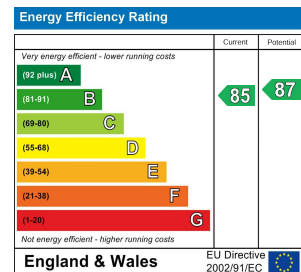
Floor 1

Approximate total area⁽¹⁾
 1671.78 ft²
 155.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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