



***** REDUCED ***** A most impressive **FOUR BEDROOM** semi-detached property occupying a superb and enviable position on the modern Marine Point development. The home enjoys stunning sea views to the rear elevation and is an ideal purchase for family requirements, the generously proportioned rooms are spread over three floors and benefits from a modern dining kitchen, bathroom and en-suite, whilst further benefitting from gas central heating and uPVC double glazing. The property is also currently under NHBC guarantee (with eight years left to run). An internal viewing comes highly recommended, with a well proportioned layout which briefly comprises: entrance hall with stairs to the first floor and access to the lounge, downstairs toilet and dining kitchen incorporating modern shaker units, with a built-in oven, hob and extractor included. To the first floor are three bedrooms and family bathroom. The second floor provides the master bedroom with en-suite shower room. Externally is a low maintenance front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden is laid to lawn with patio area.

Sapphire Way, Hartlepool, TS24 0AN
4 Bedroom - House - Semi-Detached
Offers In The Region Of £197,950
EPC Rating: B
Tenure: Freehold
Council Tax Band: C



Sapphire Way, Hartlepool, TS24 0AN



GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor.

CLOAKROOM/WC

With white low level WC, wash hand basin, uPVC double glazed, window, radiator.

KITCHEN/DINING AREA

10'8 x 9'10 (3.25m x 3.00m)

Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob, illuminating extractor and fan assisted oven, integrated fridge freezer and dishwasher included.

LOUNGE

16'8 x 10'1 (5.08m x 3.07m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window to rear, radiator, large under stairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM (rear)

13'6 x 8'3 (4.11m x 2.51m)

UPVC double glazed window, radiator.

BEDROOM (rear)

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

uPVC double glazed window, radiator.

BEDROOM (front)

10'1 x 8'1 (3.07m x 2.46m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

SECOND FLOOR

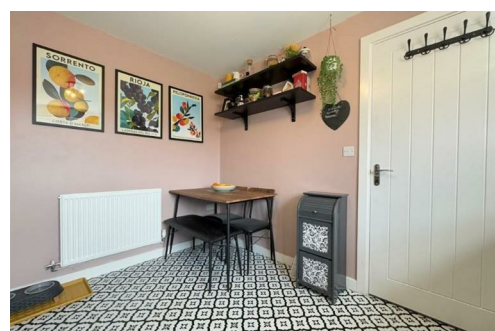
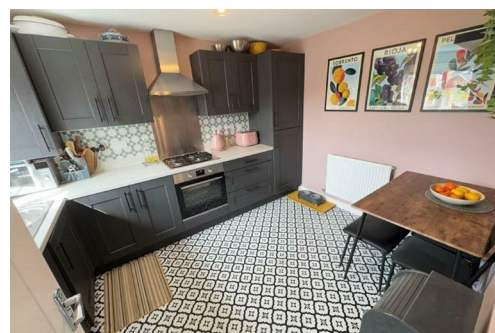
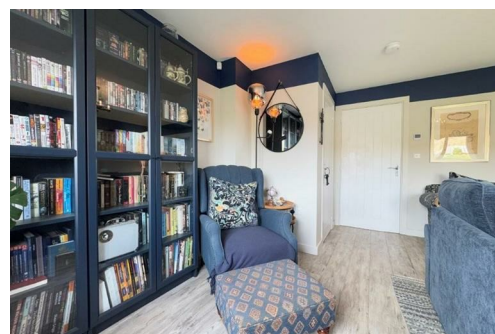
BEDROOM

22'2 x 13'2 (6.76m x 4.01m)

uPVC double glazed dormer window to front, Velux window to rear, radiator.

EN-SUITE

White and chrome suite with corner shower cubicle, wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, Velux window to rear.



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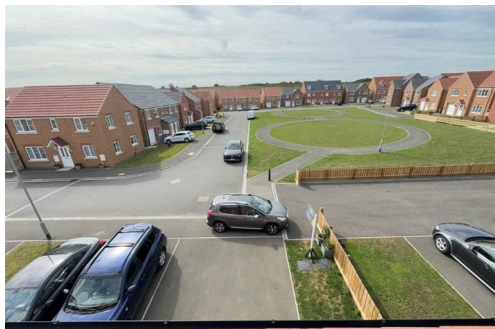


EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a paved patio area. To the front of the property there is off street parking for two cars.

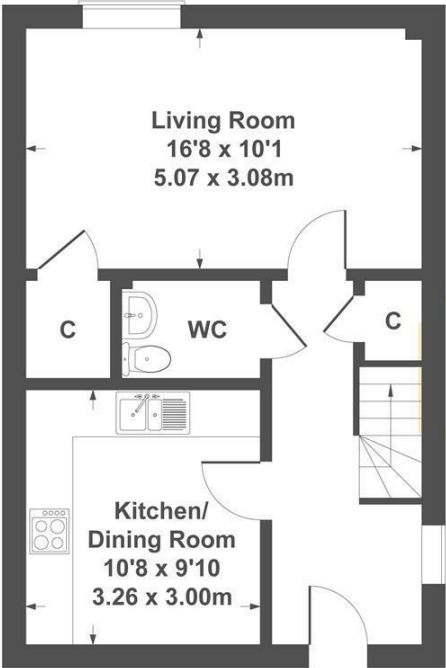
NB

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.

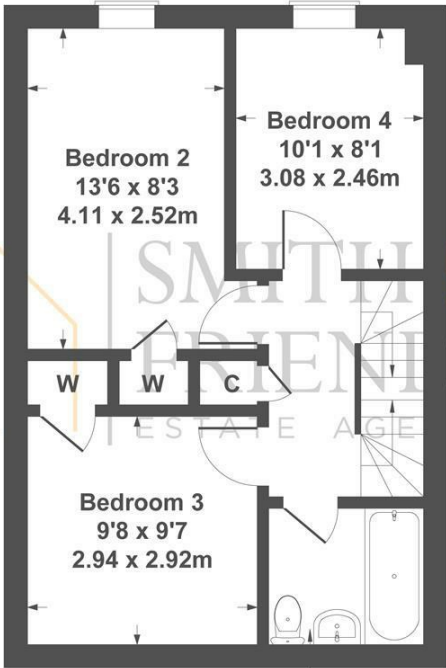


Sapphire Way

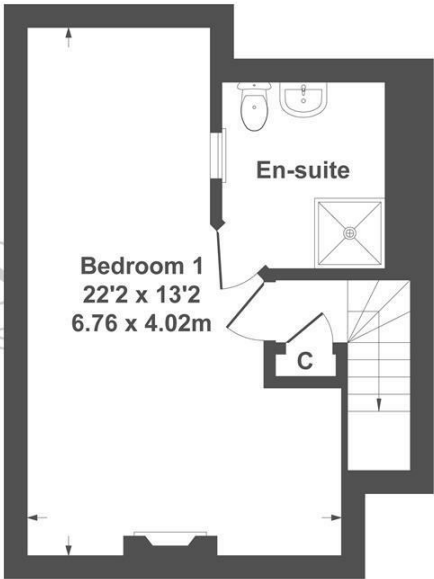
Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC