



Goldcrest Close, Hartlepool, TS26 0RY

welcome to

Goldcrest Close, Hartlepool

This stunning extended three-bedroom detached family home on Bishop Cuthbert, this home occupies a desirable position within a quiet cul-de-sac, offering beautifully presented accommodation finished to an exceptional standard throughout.

Entrance Hall

Entered via composite double glazed door into entrance hallway, radiator, Karndean flooring, stairs leading to first floor, built in cloak cupboard, burglar alarm, door leading to lounge.

Lounge

12' (max) x 16' 4" (3.66m (max) x 4.98m)
UPVC double glazed window to front, wood flooring, feature electric fire with decorative wood surround and marble hearth, coved cornicing, TV point, archway leading to the dining room.

Dining Room

8' 3" x 9' (2.51m x 2.74m)
Radiator, concertina doors leading to extension room, coved cornicing, door leading to the kitchen.

Kitchen

9' 5" x 9' (2.87m x 2.74m)
Internal UPVC double glazed window looking into the extension, tiled flooring, beautiful range of white gloss wall and base units with complimenting granite working surfaces with matching upstands, red subway brick tiled splashback, inset electric oven, five ring gas hob with extractor over, inset stainless steel sink/drainer with swan neck mixer tap and grooved drainer, plumbing and recess for dishwasher, under stairs storage cupboard used as a pantry cupboard, space for free standing fridge freezer, spotlights, coved cornicing, door leading into utility area.

Utility Room

5' 2" x 6' (1.57m x 1.83m)
UPVC double glazed door leading to rear, tiled flooring, work surface with plumbing and recess for washing machine, space for tumble dryer, radiator, wall units, door leading to downstairs WC.

Downstairs Wc

Tiled flooring, low level low flush WC, wash hand basin with tiled splashback, radiator, coved cornicing, extractor fan.

Extension

10' 3" x 16' 9" (3.12m x 5.11m)
Laminate flooring, Karndean flooring, 5 door anthracite grey bi-folding doors leading to the rear, spotlights, two skylight windows, anthracite grey radiator, wood log burner with tiled surround and slate hearth.

Landing

Stairs from hallway, loft hatch access, doors leading to all principle rooms, loft is boarded with pull down ladder, power and lighting, built in storage cupboard housing wall mounted valiant combi boiler.

Bedroom 1

11' 7" (max) x 11' 4" (max) (3.53m (max) x 3.45m (max))
UPVC double glazed window to rear, radiator, coved cornicing, two door built in wardrobes, door leading to en-suite.

Ensuite / Shower Room

UPVC double glazed window to rear, tiled flooring, tiled walls, wall mounted storage, corner shower cubicle with rainfall shower head and hand held attachment, wall niche shelving, concealed system low level low flush WC, corner wall mounted wash hand basin with mixer tap, extractor fan, spotlights to ceiling.

Bedroom 2

12' x 8' 2" (3.66m x 2.49m)
UPVC double glazed window to front, radiator, built



in storage cupboard.

Bedroom 3

12' (max) x 9' 2" (max) (3.66m (max) x 2.79m (max))
UPVC double glazed window to front, radiator, built in storage cupboard, laminate flooring.

Family Bathroom

UPVC double glazed window to rear, tiled flooring, corner shower cubicle with rainfall shower head and hand held attachment, wall niche, wash hand basin with mixer tap, concealed system low level low flush WC, built in storage units, quartz work surface, mirror heated towel rail, extractor fan.

Rear Garden

Landscaped, over three tiers, Indian sandstone patio area.

Second Tier - artificial lawn.

Top tier - Indian sandstone

Outdoor tap, fence enclosed, outdoor sockets, attractive fitted wall lights, down lights, lean too shed down one of the sides with slate bed edging and the other side has a gate giving access to the front, west facing garden.

Front Garden

Landscaped, double width block paved driveway, slate bed area with raised planters, driveway leads to garage.

Garage

Roller shutter door, power and lighting.



view this property online mannersandharrison.co.uk/Property/HAR120396



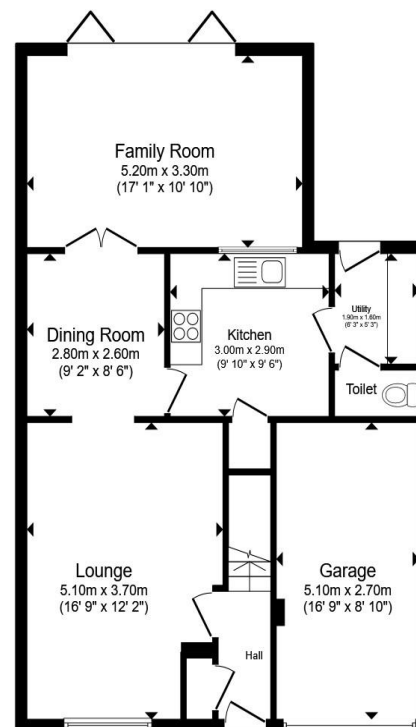
welcome to

Goldcrest Close, Hartlepool

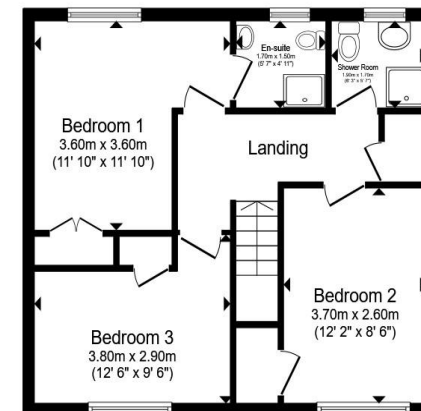
- THOUGHTFULLY EXTENDED
- UTILITY ROOM & DOWNSTAIRS WC
- IMPRESSIVE GARDEN ROOM
- MASTER BED WITH EN SUITE
- LANDSCAPED GARDEN

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

£254,950



Ground Floor



First Floor

Total floor area 125.4 m² (1,350 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



view this property online mannersandharrison.co.uk/Property/HAR120396



Property Ref:
HAR120396 - 0004

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



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



mannersandharrison.co.uk