



Reedston Road, Hartlepool, TS26 0PZ

welcome to

Reedston Road, Hartlepool

Situated in the desirable and well established residential area of Naisberry Park, this spacious and well appointed detached family home offers an exceptional layout ideal for modern family living. Boasting multiple reception rooms, generous bedroom sizes and a low maintenance rear garden.

Entrance Hallway

Entered via UPVC double glazed door, coved cornicing, UPVC double glazed window to side, radiator, staircase to first floor, door leading to lounge.

Lounge

11' 7" x 15' 7" Excluding bow window (3.53m x 4.75m)
Excluding bow window)

UPVC double glazed bow window to front, radiator, coved cornicing, three quarter picture rail, gas coal effect fire with wood surround and marble hearth, TV point, double internal concertina doors leading to dining room, door leading to inner hallway.

Dining Room

8' 8" x 10' 2" (2.64m x 3.10m)
Radiator, coved cornicing, three quarter picture rail, UPVC double glazed sliding doors leading to conservatory.

Conservatory

12' 2" x 10' 9" (3.71m x 3.28m)
Built on a dwarf wall, UPVC construction, UPVC roof, UPVC double glazed French doors to side, laminate flooring, wall lights.

Inner Hallway

Built in understairs storage cupboard, door leading to kitchen, door leading to ground floor wc.

Ground Floor Wc

UPVC double glazed window to side, low level low flush wc, pedestal wash hand basin with tiled splashback, radiator.

Kitchen

9' 8" x 13' 3" (2.95m x 4.04m)
UPVC double glazed window to rear, vinyl flooring,

coved cornicing, range of cream wall and base units with complimenting wood effect working surfaces, plumbing and recess for washing machine, stainless steel 1 1/2 bowl sink/drainer with mixer tap, integrated dishwasher, inset electric oven and grill, 4 ring gas hob, tiled splashback, integrated fridge/freezer, UPVC double glazed door leading to the side, wall mounted combi boiler housed inside cupboard.

First Floor Landing

Stairs from hallway, loft hatch access with pull down ladder (boarded).

Bedroom 1

9' 5" x 11' 4" (2.87m x 3.45m)
UPVC double glazed window to rear, three door built in sliding mirror wardrobes, radiator, concertina door leading to ensuite.

Ensuite

Shower cubicle with hand held shower attachment, wall mounted wash hand basin, low level low flush wc, tiled floor, tiled walls, extractor fan, UPVC double glazed window to side.

Bedroom 2

10' x 11' 9" (3.05m x 3.58m)
UPVC double glazed window to front, radiator, coved cornicing, dado rail, two door mirror built in sliding door wardrobes.

Bedroom 3

12' 7" Onto wardrobes x 7' 1" Excluding door recess (3.84m Onto wardrobes x 2.16m Excluding door recess)
UPVC double glazed window to rear, coved cornicing, radiator, two door built in mirror fronted sliding wardrobe, dado rail.



Bedroom 4

7' 1" Excluding door recess x 9' 2" Max, onto wardrobes (2.16m Excluding door recess x 2.79m Max, onto wardrobes)
UPVC double glazed window to front, radiator, coved cornicing, two door built in storage cupboard.



Family Bathroom

Tiled walls, heated towel rail, built in storage cupboard, low level low flush wc, UPVC double glazed window to side, pedestal wash hand basin with mixer tap, tiled panelled bath with mixer tap and rainfall shower head and handheld attachment over, concertina glass shower screen, extractor fan, tiled flooring.

Externally

Rear Garden

Low maintenance, predominantly laid to lawn with paved patio area, access the front of the property via wooden side gate.

Front Garden

Double width block paved driveway leading to the garage, open plan lawn area with stonebed edging.

Garage

Remote control roller shutter door with power and light.



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welcome to

Reedston Road, Hartlepool

- 2 RECEPTION ROOMS
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£250,000



Ground Floor



First Floor

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.focalagent.com

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