



Chelford Close, HARTLEPOOL, TS25 1JQ

welcome to

Chelford Close, HARTLEPOOL

Sitting quietly in the corner of the development is this wonderful, four bedroom, semi detached townhouse, offering generous and flexible accommodation set over three floors, along with ample parking.

Entrance Hallway

Entered via composite double glazed door, laminate flooring, stairs to first floor, built in understairs storage cupboard, radiator, door leading to kitchen, door leading to lounge, door leading to a handy downstairs WC.

Downstairs W C

UPVC double glazed window to front, LVT flooring, low level low flush WC, wash hand basin with mixer tap, radiator, part tiled walls, extractor fan.

Kitchen

UPVC double glazed window to front, tiled floor, range of cream shaker style wall and base units with complementing quartz working surfaces and matching upstands, black inset 1 1/2 sink/drainer with swan neck mixer tap, plumbing and recess for washing machine, radiator, inset electric oven, 4 ring electric hob with quartz splashback plus extractor over, space for freestanding fridge freezer, space for under counter appliances, spotlights to ceiling.

First Floor Landing

Built in understairs storage cupboard.

Lounge / Diner

Laminate floor, UPVC double glazed french doors with windows either side to rear, TV point, radiator.

First Floor Landing

Radiator, doors leading to all principle rooms, built in storage cupboard.

Bedroom 1

UPVC double glazed window to rear, radiator, laminate flooring.

Family Bathroom

LVT flooring, radiator, "P" shaped panelled bath with a hand held shower over and a glass shower screen, low level low flush WC, wash hand basin with mixer tap, spotlights to ceiling, extractor fan.

Bedroom 2

UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 3

UPVC double glazed window to front, radiator, laminate flooring.

Top Floor Landing

Stairs from hallway, door leading into master bedroom.

Master Bedroom

UPVC double glazed window to front, radiator, spotlights to ceiling, door leading to what would have been a dressing room, but is currently used as a study.

Study

Built in storage in the eaves, radiator, velux skylight window to rear, loft hatch access, door leading to en suite shower room.

En Suite Shower Room

Velux skylight window to rear, LVT flooring, chrome heated towel rail, wash hand basin with mixer tap, low level low flush WC, corner shower cubicle with hand held shower attachment and tiled surround, part grey subway brick tiling, spotlights to ceiling, extractor fan.



Externally



Front

EV car charging point, block paved driveway, stonebed area, further allocated parking in front of the driveway, indian sandstone patio that wraps around the side of the property, leads to the rear via a wooden gate, outdoor tap.

Rear Garden

Fence enclosed, shaped lawned area, attractive stonebed borders, indian sandstone patio area, raised decked section, brick built outbuilding with UPVC double glazed french doors to the rear and UPVC double glazed window to the side with power and lighting, sunny west facing garden, garden pond with a barked area around with some planting.



view this property online mannersandharrison.co.uk/Property/HAR120429



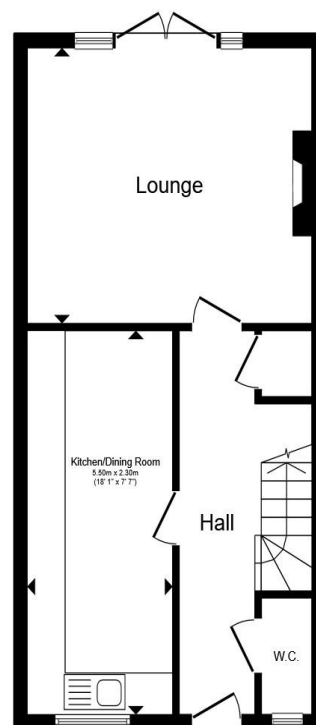
welcome to

Chelford Close, HARTLEPOOL

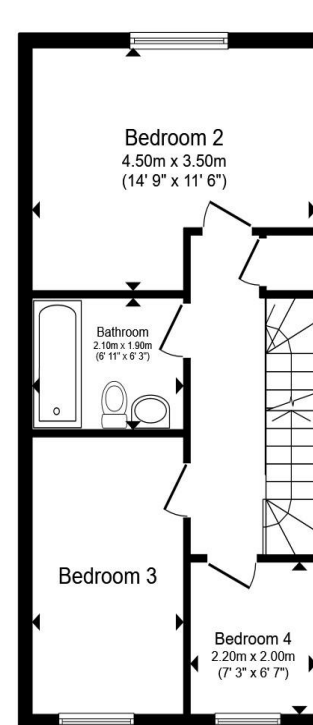
- DRIVEWAY
- GARDEN POND
- EV CAR CHARGING POINT
- OUTDOOR TAP
- AMPLE PARKING

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

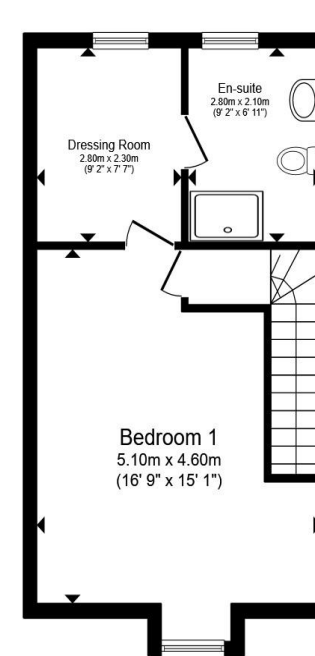
£180,000



Ground Floor



First Floor



Second Floor

Total floor area 123.0 m² (1,324 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/HAR120429



Property Ref:
HAR120429 - 0005

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