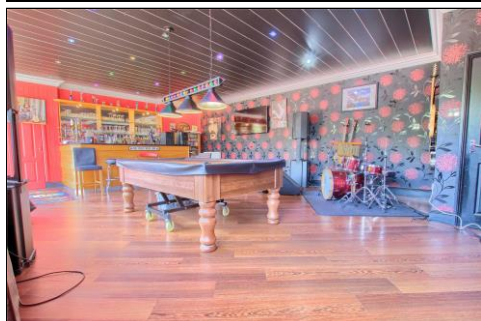


FAIRSTONE LODGE, 7 SHERATON HALL, SHERATON, HARTLEPOOL, TS27 4RD



- ▲ Impressive Four Bedroom Detached House
- ▲ Rural Location on an Arce Plot with Stables & Paddock
- ▲ 4,499 Sq. Ft of Living Accommodation
- ▲ Five Reception Rooms Including Games/Bar Room & Cinema Room
- ▲ Large Driveway with Electric Gates
- ▲ Four Double Bedrooms & Four Bathrooms
- ▲ Lounge with Multi Stove Buner & Dining Room
- ▲ Kitchen/Breakfast Room with Farmhouse Style Units
- ▲ Utility Room & Two Cloakroom/WC's
- ▲ LPG Gas Fed Boiler & UPVC Double Glazing
- ▲ Garage with Electric Door

£700,000

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Set in the rural location of Sheraton is this fantastic individually built detached home offering all the space a family could want with just a smidge under 5,000 sq. ft and featuring four bedrooms (three of which could be consider the primary as all have en-suites) and five receptions that incorporate a games/bar room and cinema.

Not only that the property is perfect if you are looking for land as the home sits on an acre plot with stables, a large driveway accessed via electric gates and has good access to the A19. The generous property comprises vaulted entrance hall, cloakroom/WC, 29ft games/bar area, cinema room, living room with multi stove burner, dining room, sitting room, kitchen/breakfast room with a range of Farmhouse style units, bedroom one with modern en-suite and dressing room, utility room and downstairs WC.

Other features include LPA fed gas central heating boiler, Karndean flooring and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

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WC

GAMES ROOM/BAR - 9.12m x 6.02m (29'11" x 19'9")

CINEMA ROOM - 7.34m x 3.23m (24'1" x 10'7")

BEDROOM ONE - 7.4m x 4.01m (max) (24'3" x 13'2" (max))

EN-SUITE ONE -

WALK-IN WARDROBE - 3.3m x 2.82m (10'10" x 9'3")

LIVING ROOM - 8.46m (27'9") (max) x 6.55m (21'6") (max)

DINING ROOM - 4.47m (14'8") (max) x 3.53m (11'7") (max)

SITTING ROOM - 3.66m x 3.53m (12' x 11'7")

FAIRSTONE LODGE, TS27 4RD

KITCHEN BREAKFAST ROOM - 6.86m x 3.66m (22'6" x 12')

LAUNDRY ROOM - 2.24m x 1.65m (7'4" x 5'5")

CLOAKROOM/WC

FIRST FLOOR

GALLERY LANDING

BEDROOM TWO - 7.62m (25') into wardrobes x 4.1m (13'5") (max)

EN-SUITE TWO

BEDROOM THREE - 5.9m (19'4") (max) x 8.53m (28') (max)

EN-SUITE THREE

BATHROOM

BEDROOM FOUR - 4.01m (13'2") (max) x 3.86m (12'8") (max)

EXTERNALLY

GARAGE - 6.02m x 3.05m (19'9" x 10')

Gated gravelled driveway leading to an integrated garage with electric roller door.

GARDENS

Wraparound gardens mainly laid to lawn with mature bush and flower borders, greenhouse, timber shed, outside tap and power and access into the paddock to the rear with stables with power and lights.

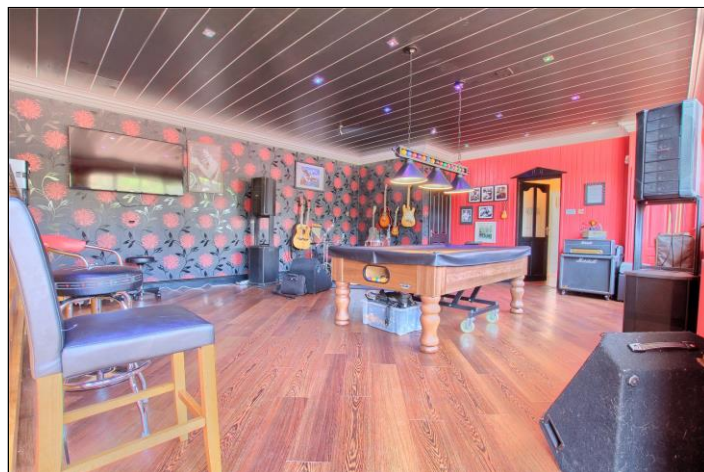
Mains Electrics
LPG Gas Central Heating
Mains Sewerage
No Known Flooding Risk
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - MH/LS/NUN240495/11062024

Council Tax Band: G **Tenure:** Freehold

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FAIRSTONE LODGE, TS27 4RD



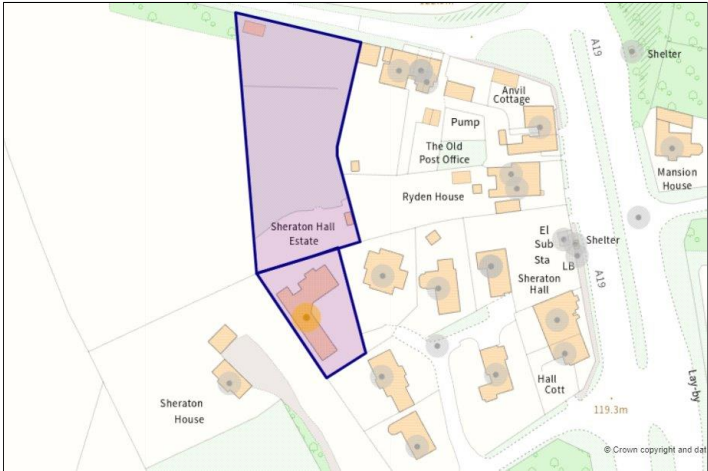
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FAIRSTONE LODGE, TS27 4RD



Fairstone Lodge, Sheraton, Hartlepool

GROSS INTERNAL AREA
FLOOR 1 274.3 m² (2,952 sq.ft.) FLOOR 2 121.1 m² (1,303 sq.ft.)
TOTAL : 395.4 m² (4,256 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

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