



**Sapphire Way, Hartlepool, TS24 0AN**

**welcome to**

## **Sapphire Way, Hartlepool**

Situated in an enviable position on the ever popular Marine Point development, this modern, four bedroom, semi-detached home enjoys open aspects to both the front and rear. This is more than just a home, it's a lifestyle. With the beach just a short stroll away.

### **Entrance Hall**

Door to front, staircase to first floor, radiator.

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

Window to rear, radiator.

### **Cloakroom**

Low level low flush WC, pedestal wash hand basin, window to side, radiator.

### **Second Floor**

### **Lounge**

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

French doors to rear overlooking rear garden, understairs storage cupboard, window to rear, radiator.

### **Bedroom 1**

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

Dorma window to front, velux to rear, radiator.

### **Kitchen / Diner**

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

Fitted with a range of stylish wall and base units with contrasting working surfaces and complimenting splash back tiling, inset stainless steel sink drainer/unit with mixer tap, built in oven, hob and hod, integrated fridge freezer and dish washer.

### **En Suite**

White suite, low level low flush WC, shower cubicle, pedestal wash hand basin, co-ordinated tiling, velux to rear, radiator.

### **First Floor**

### **Bedroom 2**

13' 6" excluding wardrobes x 8' 3" excluding door recess ( 4.11m excluding wardrobes x 2.51m excluding door recess )

Window to rear, fitted wardrobes, radiator.

### **Bedroom 3**

9' 8" excluding wardrobe x 9' 7" ( 2.95m excluding wardrobe x 2.92m )

Window to front, fitted wardrobes, radiator.

### **Bedroom 4**





## Externally

### Front Garden

Off street parking for 2 cars.

### Rear Garden

Enclosed, predominately laid to lawn, not overlooked, garden shed.



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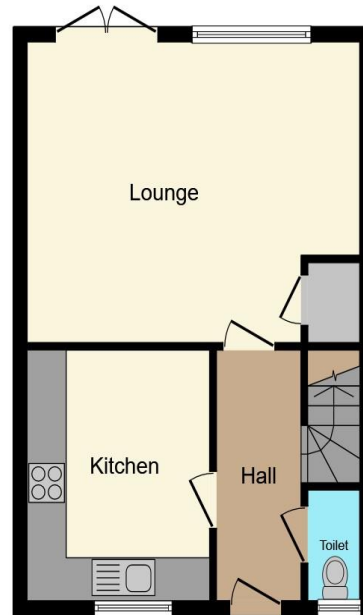
welcome to

## Sapphire Way, Hartlepool

- NHBC WARRANTY
- POPULAR LOCATION
- MODERN
- CLOSE TO BEACH
- EN SUITE

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

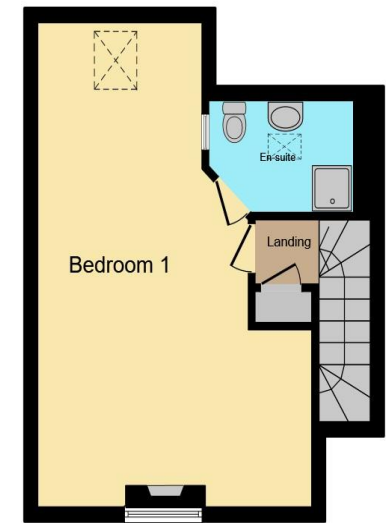
**£195,000**



**Ground Floor**



**First Floor**



**Second 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](http://www.focalagent.com)

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