



**Opal Close, Hartlepool TS24 0GD**

**welcome to**

## **Opal Close, Hartlepool**

Nicely positioned on Marine Point, this four-bedroom detached residence offers well-balanced accommodation suited to families or those seeking a coastal setting.

### **Entrance Hallway**

Entered via UPVC double glazed composite door, stairs to first floor, radiator, feature tiled flooring, door leading to lounge.

### **Lounge**

UPVC double glazed window to front, radiator, feature wood panelled wall, inset media wall with space for TV and soundbar, double doors leading to kitchen/diner.

### **Kitchen/Diner**

UPVC double glazed french doors to rear, space for dining table, laminate flooring, radiator, feature slate tile wall.

Kitchen - range of white wall and base units with complimentary working surfaces and matching upstands, subway tiled splashbacks, laminate flooring, under stairs storage cupboard, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, UPVC double glazed window to rear, inset electric oven, four ring electric hob with extractor over, plumbing and recess for washing machine.

Utility area- space for free standing American style fridge/freezer, wall mounted Ideal logic combi boiler, double glazed door to side, laminate flooring, work tops with plumbing and recess for washing machine, space for tumble dryer, open to study.

### **Study**

Reconfigured, previously the garage.

### **Downstairs Wc**

Low level low flush WC, radiator, corner wash hand basin with tiled splashback, UPVC double glazed window to rear.

### **Landing**

Stairs from hallway, loft hatch access, built in storage cupboard, doors leading to all principle rooms.

### **Bedroom 1**

UPVC double glazed window to front, radiator, door leading to en-suite.

### **En-Suite**

UPVC double glazed window to side, vinyl flooring, wash hand basin with tiled splashback, radiator, low level low flush WC, corner shower cubicle with hand held shower attachment and tiled surround.

### **Bedroom 2**

UPVC double glazed window to front, radiator.

### **Bedroom 3**

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, radiator, vinyl flooring, low level low flush WC, wash hand basin, panel bath, part tiled walls, extractor fan.

### **Rear Garden**

Landscaped for ease of maintenance, Indian sandstone patio area, artificial lawn area, outdoor tap, side gate giving access to the front of the property.

### **Front Garden**

Open plan lawn, driveway giving access to part garage with up and over door, open plan lawn with walkway leading to front door.





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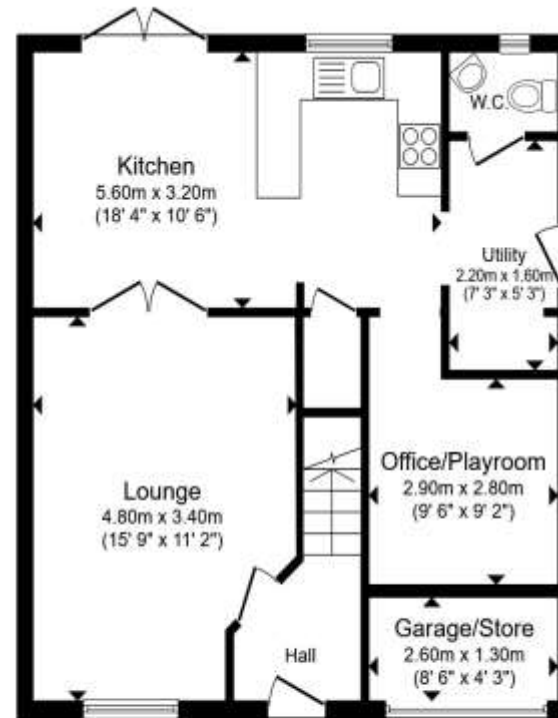
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## Opal Close, Hartlepool

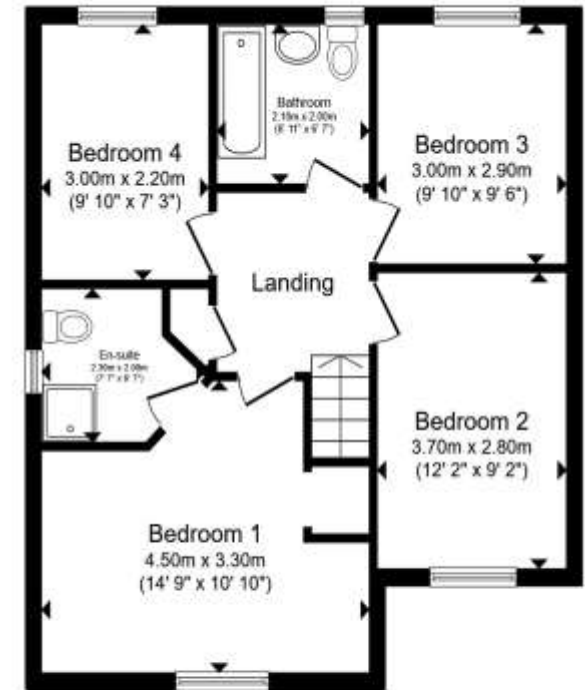
- COASTAL SETTING
- OPEN KITCHEN/DINING/UTILITY/OFFICE
- MASTER BEDROOM WITH EN-SUITE
- FRONT & REAR GARDENS
- DRIVEWAY

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

**£215,000**



**Ground Floor**



**First Floor**

Total floor area 113.1 m<sup>2</sup> (1,218 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](http://www.propertybox.io)



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