



**Station Lane, Hartlepool TS25 1BQ**

**welcome to**

## **Station Lane, Hartlepool**

This is a rare opportunity to acquire a generously proportioned, four bedroom, detached residence in a highly sought after location. Offering two elegant reception rooms and two well-appointed bathrooms, the home perfectly blends modern comfort with charming period character.

### **Entrance Vestibule**

Entered via double UPVC doors, coved cornicing, dado rail, wall panelling, feature tiled flooring, wooden door that leads into a grand entrance hallway.

### **Grand Entrance Hallway**

Stairs to first floor, panelled walls, dado rail, coved cornicing, radiator, feature tiled flooring, doors leading to all principle rooms, understairs storage cupboard, delph rack.

### **Reception Room 1**

UPVC double glazed bay window to front, panelled walls, coved cornicing, ceiling rose, log burner with decorative surround and tiled hearth, radiator.

### **Reception Room 2**

UPVC double glazed sliding patio doors onto rear garden, UPVC double glazed window to side, radiator, feature built in shelving and storage in the alcoves, log burner with decorative surround and tiled hearth, TV point, coved cornicing, ceiling rose, feature wall panellings.

### **Downstairs Shower Room**

UPVC double glazed window to side, high level high flush cistern WC, chrome heated towel rail, wall mounted wash hand basin, shower cubicle, coved cornicing, spotlights to ceiling, tiled walls, tiled floor, extractor fan.

### **Kitchen**

UPVC double glazed window to side, UPVC double glazed french doors to side that lead onto garden, tiled flooring, radiator, spotlights to ceiling, space for dining, range of cream wall and base units with complementing working surfaces, tiled splashback, space for freestanding Range style cooker with

extractor over, plumbing and recess for washing machine, recess for tumble dryer, space for American style fridge freezer, black inset sink/drainer with swan neck mixer tap, built in storage cupboard housing a wall mounted Logic combination boiler.

### **First Floor Landing**

UPVC double glazed window to side, coved cornicing, 3/4 picture rail, wall panellings, doors leading to all principle rooms, loft hatch access.

### **Bedroom 1**

2 UPVC double glazed windows to front, radiator, coved cornicing, 3 door built in wardrobes, cast iron feature fireplace, spotlights to ceiling, wall lights.

### **Bedroom 2**

UPVC double glazed window to side, radiator, coved cornicing, cast iron feature fireplace, built in storage cupboard.

### **Bedroom 3**

UPVC double glazed window to front, radiator, 4 door built in wardrobe, coved cornicing, feature wall panelling.

### **Bedroom 4**

UPVC double glazed window to rear, coved cornicing, dado rail, radiator.

### **Family Bathroom**

Great size, 4 piece suite, UPVC double glazed window to rear, bath with a freestanding swan neck mixer tap with hand held shower attachment, double walk in shower cubicle with rainfall shower head, cladded ceiling, spotlights to ceiling, low level low flush WC, tiled floor, tiled walls, wash hand basin with mixer tap, radiator, extractor fan.





## Externally

### Front Garden

Wall enclosed, wraps around both sides with stonebed edging, wooden gate that gives access to a personnel door into the garage.

### Side / Rear Garden

Wall enclosed, raised border, lawn area, decking area, personnel door leading to garage.

### Garage

Roller shutter door, power and lighting, water supply.



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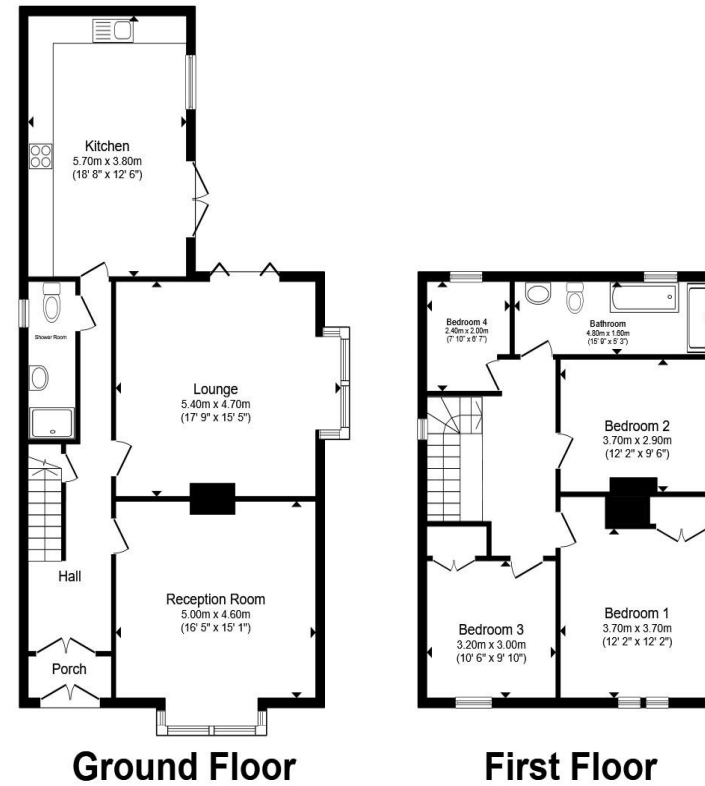
welcome to

## Station Lane, Hartlepool

- RARE OPPORTUNITY
- DOWNSTAIRS SHOWER ROOM
- 2 RECEPTIONS
- GENEROUSLY PROPORTIONED
- POPULAR LOCATION

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

**£260,000**



Total floor area 150.2 m<sup>2</sup> (1,617 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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