





Merlin Way, Hartlepool, TS26 0QT

manners & harrison

welcome to

Merlin Way, Hartlepool

This ready-to-move-into and immaculately presented, three bedroom, semi-detached home is ideally located on Bishop Cuthbert and benefits from low maintenance gardens, together with a garage and parking to the rear.

Entrance Hall
Entered via double glazed door, radiator, door leading to lounge, feature half wood panelled walls, door leading to handy downstairs WC.

Downstairs W C
UPVC double glazed window to front, vinyl flooring, low level low flush WC, radiator, corner wash hand basin with splashback and dado rail.

Lounge
UPVC double glazed window to front, radiator, laminate flooring, coved cornicing, feature media wall with space for inset TV, electric log effect inset fire with featured tiling, two wall niches with shelving and downlights, built in under stairs storage cupboard, door leading to kitchen/diner.

Kitchen/Diner
UPVC double glazed window to rear, UPVC double glazed french doors to rear, vinyl flooring, space for dining table, feature wood panelled wall, radiator, good range of shaker style wall and base units with complimenting slimline working surfaces with matching splashback, plumbing and recess for washing machine, space for free standing fridge/freezer, black inset sink/drainer with swan neck mixer tap, wall mounted ideal logic combination boiler, four ring electric hob, black glass splashback, black extractor over.

Landing
Stairs from hallway, doors leading to all principle rooms, large built in storage cupboard.

Bedroom 1
UPVC double glazed window to front, radiator, laminate flooring, coved cornicing, built in storage cupboard over bulkhead, door leasing to en-suite, feature wood panelled walls with downlights over bed.

En Suite
UPVC double glazed window to front, anthracite grey wall mounted towel heater, wash hand basin with mixer tap on vanity unit with splashback, shower cubicle with rainfall shower head, handheld attachment and bathroom wall boarded walls, low level low flush WC, cladded ceiling, spotlights, extractor fan.

Bedroom 2
UPVC double glazed to rear, radiator, coved cornicing.

Bedroom 3
UPVC double glazed to rear, radiator, feature half wood panelled wall.

Family Bathroom
UPVC double glazed window to side, vinyl flooring, radiator, low level low flush WC, wash hand basin with splashback, tiled panel bath with mixer tap and handheld shower attachment, tiled surround, black hardware, spotlights, extractor fan, loft hatch access.

Externally

Front Garden
Attractive, landscaped, wrought iron fencing, low maintenance, patio steps down to doorway, stone bed section, wooden gate leading to side of property,









Rear Garden
Fence enclosed, patio area, lawned area, raised planted borders, stone bed section, walkway leading to parking at rear, outdoor tap.

Garage
Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

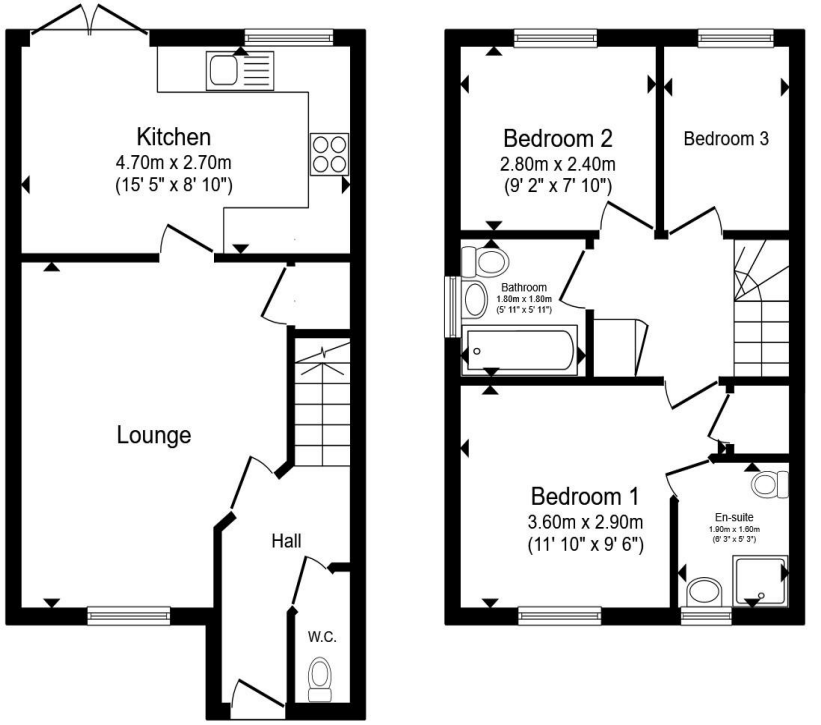
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- READY TO MOVE INTO
- IMMACULATELY PRESENTED
- GARAGE & PARKING TO REAR
- EN SUITE
- DOWNSTAIRS WC

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

£180,000



Total floor area 70.9 m² (763 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

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The Property Ombudsman

Property Ref:
HAR121082 - 0004

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