



**Woodrush Gardens, HARTLEPOOL TS27 3DE**

**welcome to**

## **Woodrush Gardens, HARTLEPOOL**

This stunning three-bedroom semi-detached townhouse offers an exceptional opportunity for those seeking a modern, move-in-ready home. Still covered by its NHBC warranty, this new build property is immaculately presented throughout and thoughtfully arranged over three well-proportioned floors.

### **Entrance Hallway**

Entered via a composite double glazed door into the entrance hallway, stairs to the first floor, radiator, feature wall panelling, door leading into lounge.

### **Lounge**

9' 5" x 14' 2" ( 2.87m x 4.32m )

UPVC double glazed window to the front, radiator x 2, TV point, feature half panelled wall, door leading into kitchen/ diner.

### **Kitchen/ Diner**

10' x 12' 7" ( 3.05m x 3.84m )

Bright and airy, ultra modern with UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, vinyl flooring, understairs toilet, space for dining table , radiator, range of white gloss wall and base units with complimenting working surfaces, plumbing and recess for washing machine, stainless steel 1 1/2 bowl sink/ drainer with mixer tap, inset dishwasher, wall mounted combi boiler, inset electric oven, four ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, integrated fridge and freezer.

### **Downstairs Wc**

Low level low flush wc, wash hand basin with mixer tap and tiled splashback, radiator, vinyl flooring, UPVC double glazed window to the side, feature half panelled walls.

### **Landing**

UPVC double glazed window to the side, radiator, doors leading to all principle rooms, half panelled walls, door that leads to second floor.

### **Bedroom 2**

9' 1" x 10' 7" ( 2.77m x 3.23m )

UPVC double glazed window to the rear, radiator, built in storage cupboard, TV point, half panelled wall.

### **Bedroom 3**

6' 2" x 8' 3" ( 1.88m x 2.51m )

UPVC double glazed window to the front, radiator.

### **Family Bathroom**

Panel bath with mixer tap and half tiled surround, wall mounted wash hand basin with mixer tap and tiled splashback, low level low flush wc, vinyl flooring, extractor fan, radiator.

### **Second Floor Landing**

Radiator, UPVC double glazed window to front.

### **Bedroom 1**

18' 1" Max excluding window x 9' 3" Excluding stair recess ( 5.51m Max excluding window x 2.82m Excluding stair recess )

UPVC double glazed window to the front and side, radiator, door leading to en suite.

### **En Suite**

Velux skylight window to rear, radiator, low level low flush wc, vinyl flooring, wall mounted wash hand basin with tiled splashback, shower cubicle with hand held shower attachment, extractor fan.

### **Externally Front Of Property**

Double width block paved driveway.

### **Rear Of Property**

Lawned, decking area, patio area, gate that gives access to the front.





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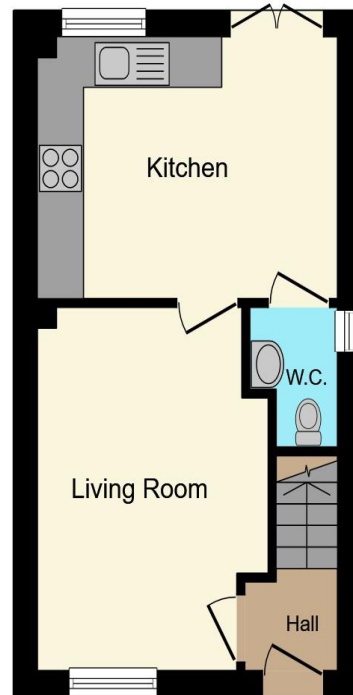
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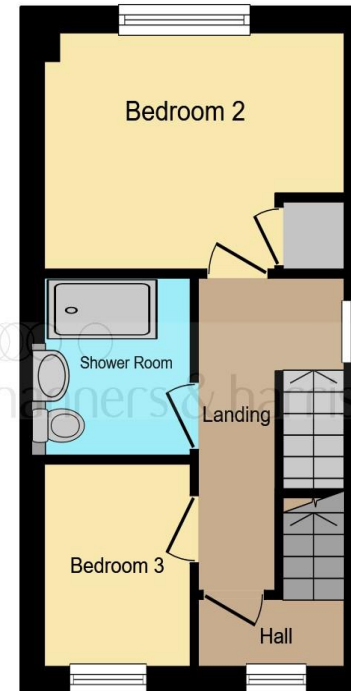
- THREE FLOORS
- DOWNSTAIRS WC
- OFF STREET PARKING (2 VEHICLES)
- BRIGHT KITCHEN/ DINER
- ATTRACTIVE GARDEN

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

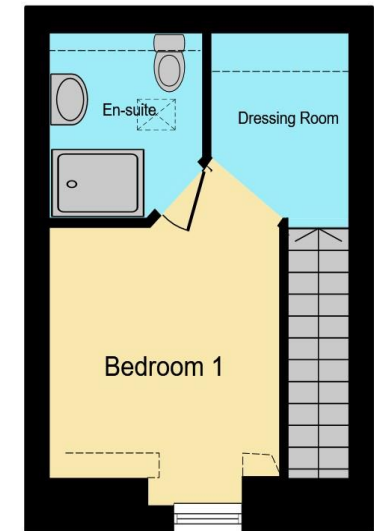
**£200,000**



**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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