



College Close, Dalton Piercy Hartlepool TS27 3JA

welcome to

College Close, Dalton Piercy Hartlepool

A unique four-bedroom detached family home, situated in the idyllic village of Dalton Piercy. Offering an enviable blend of spacious accommodation, quality finishes and excellent commuter links via the A19, this impressive home must be viewed to be fully appreciated.

Entrance Hall

Entered via composite double glazed door, window panels either side of the door, UPVC double glazed window to front, feature oak and iron staircase, oak herringbone flooring, decorative coved cornicing, three ceiling roses, radiator and doors leading to all principal rooms.

Lounge

Dual aspect with a UPVC double glazed window to front and rear, two radiators, wall lights, coved cornicing, feature coal effect gas fire with marble surround and hearth.

Reception Room 2 / Snug

UPVC double glazed bow window to front, radiator, coved cornicing, oak herringbone flooring.

Study

LVT flooring, radiator, coved cornicing, UPVC double glazed internal window, UPVC double glazed door leading to:

Garden Room

UPVC construction on a dwarf wall, UPVC double glazed windows to sides and rear, UPVC double glazed doors to side, insulated roof, LVT flooring, radiator, TV point.

Kitchen / Diner

Vaulted ceiling, Velux window to rear, spotlights, UPVC double glazed window to rear, UPVC double glazed French doors to rear, LVT flooring, beautiful ranch of dove Gray shaker style wall and base units with complimentary slim line marble working surfaces with matching upstands and splashback, space for a Rangemaster style cooker with marble splashback and extractor over, inset double sink with swan neck mixer tap, inset electric oven, inset microwave, space for freestanding American style fridge/freezer, peninsular island, white subway brick tiled splashback, cast iron vertical radiator.

Dining Area: Built in bar area which matches the kitchen units, built in wine fridge, cast iron vertical radiator.

Utility Room

LVT flooring, radiator, spotlights, composite double glazed door to front, UPVC double glazed window to front, work surface, plumbing and recess for washing machine and dishwasher, extractor fan, personnel door leading to garage.

Cloakroom

UPVC double glazed window to side, radiator, wash hand basin with mixer tap on a vanity unit, concealed cistern low level low flush WC, coved cornicing, tiled flooring.

Bedroom 1

UPVC double glazed window to front, coved cornicing, radiator.

Bedroom 2

UPVC double glazed window to front, coved cornicing, radiator.





Bedroom 3

UPVC double glazed window to rear, radiator.

Bedroom 4

UPVC double glazed window to rear, radiator.

Family Shower Room

Ultra modern, UPVC double glazed window to rear, tiled floor, tiled walls, spotlights, black designer heated towel rail, concealed cistern low level low flush WC, double shower cubicle with rainfall shower head and hand held attachments, niche, wash hand basin with mixer tap on a vanity unit, extractor fan, LED mirror and speakers.

Externally

Rear Garden

Landscaped, Indian sandstone patio areas, shaped lawned areas, raised railway sleepers with planed borders, outdoor tap, outdoor sockets, personnel door into garage.

Front Garden

Open plan lawn, slate bed section with planted borders, double width block paved driveway, patio walkway leading to the front door.

Double Garage

Double garage, power and light, electric up and over door, wooden door to garden.

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.



view this property online mannersandharrison.co.uk/Property/HAR121054



welcome to

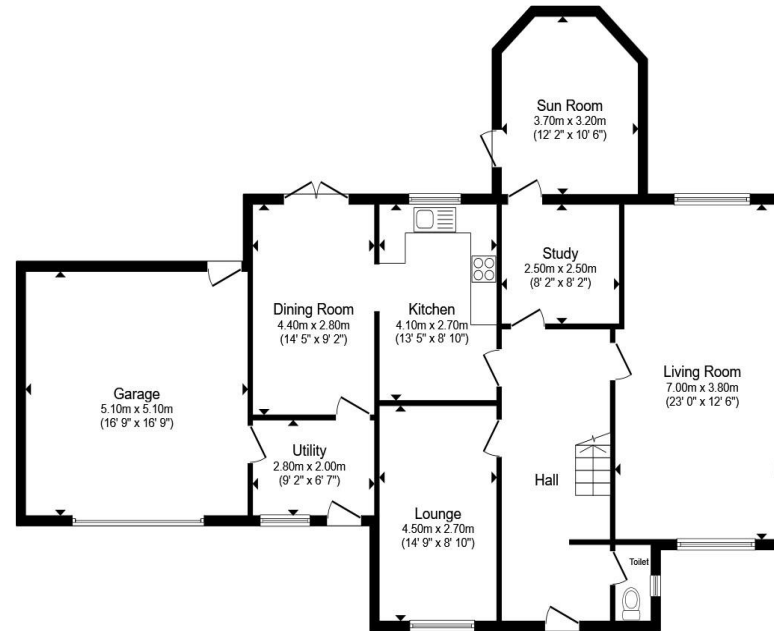
College Close, Dalton Piercy Hartlepool

- IDILLIC VILLAGE LOCATION
- TUCKED AWAY IN A QUIET CUL-DE-SAC
- GENEROUS LIVING ACCOMMODATION
- IMPRESSIVE KITCHEN WITH VAULTED CEILING
- LANDSCAPED REAR GARDEN

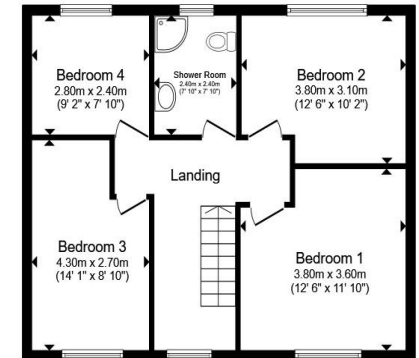
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£425,000



Ground Floor



First Floor

Total floor area 192.0 m² (2,067 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



view this property online mannersandharrison.co.uk/Property/HAR121054



Property Ref:
HAR121054 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk