





Laycock Way, Hartlepool, TS26 0GE

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welcome to

Laycock Way, Hartlepool

Ready to move into, this attractive, four bedroom, detached family home is quietly positioned within a desirable cul-de-sac and offers well presented, modern accommodation throughout.

Agents Note
Please note there is a charge of £168.61 per year service charge.

Entrance Hallway
Entered via a composite double glazed door into the entrance hallway, UPVC double glazed window to the side, LVT flooring, stairs to first floor, radiator, door leading to lounge, kitchen and downstairs WC, large built in storage cupboard.

Downstairs Wc
Low level low flush wc, radiator, corner wash hand basin with mixer tap, tiled splashback, LVT flooring, extractor fan.

Lounge
UPVC double glazed window to front, radiator, feature media wall with wall mounted TV, TV point.

Kitchen/ Diner
Diner - LVT flooring, space for dining table, radiator, half wood panelled wall, UPVC double glazed French doors to rear with window panels either side.

Kitchen - beautiful range of cashmere wall and base units with complimenting working surfaces and matching upstanding, feature subway brick tiled splashback, stainless steel 1 1/2 bowl sink/ drainer with swan neck mixer tap, UPVC double glazed window to rear, wall mounted Ideal logic combination boiler housed in one of the cupboards, inset electric oven, four ring gas hob with a splashback and stainless steel extractor over, integrated fridge/ freezer, plumbing and recess for integrated dishwasher, door leading to the utility room.

Utility
UPVC double glazed window to side, LVT flooring, extractor fan, work surface, plumbing and recess for washing machine, space for tumble dryer.

Landing
Radiator, UPVC double glazed window to side, built in storage cupboard, loft hatch access, doors leading to all principal rooms.

Bedroom 1
UPVC double glazed window to front, radiator, 2 door built in mirrored sliding wardrobes, feature half wood panelled wall, door leading to en suite.

En Suite
Vinyl flooring, wash hand basin with mixer tap and tiled splashback, extractor fan, low level low flush wc, radiator, double shower cubicle with tiled surround and shower attachment, shaver point.

Bedroom 2
UPVC double glazed window to rear, radiator, feature wood panelling.

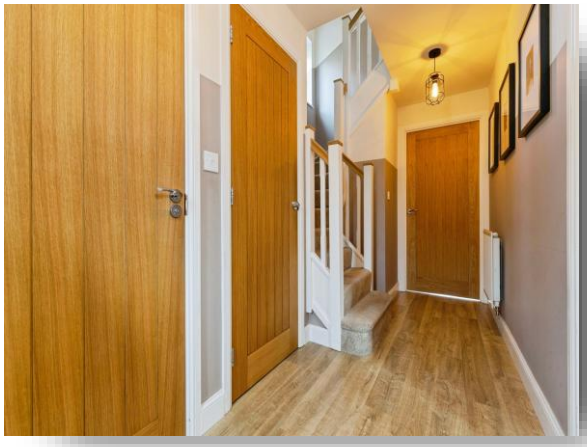
Bedroom 3
UPVC double glazed window to front, radiator.

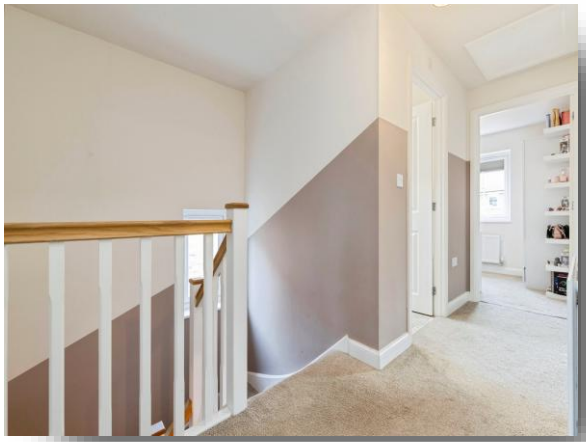
Bedroom 4
UPVC double glazed window to rear, radiator.

Family Bathroom
UPVC double glazed window to side, panel bath with mixer tap and tiled surround, vinyl flooring, low level low flush wc, wash hand basin with mixer tap, extractor fan, radiator.









Externally

Front Of Property
Open plan lawn, walkway that leads to front door, driveway to the side of property that leads to garage which is set back to the rear.

Rear Garden
Low maintenance, over 2 tiers, fence enclosed, patio area, decking area, wooden gate that gives access to side, artificial lawn, step up onto attractive decking, outdoor tap.

Garage
Up and over door, power and light.

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.

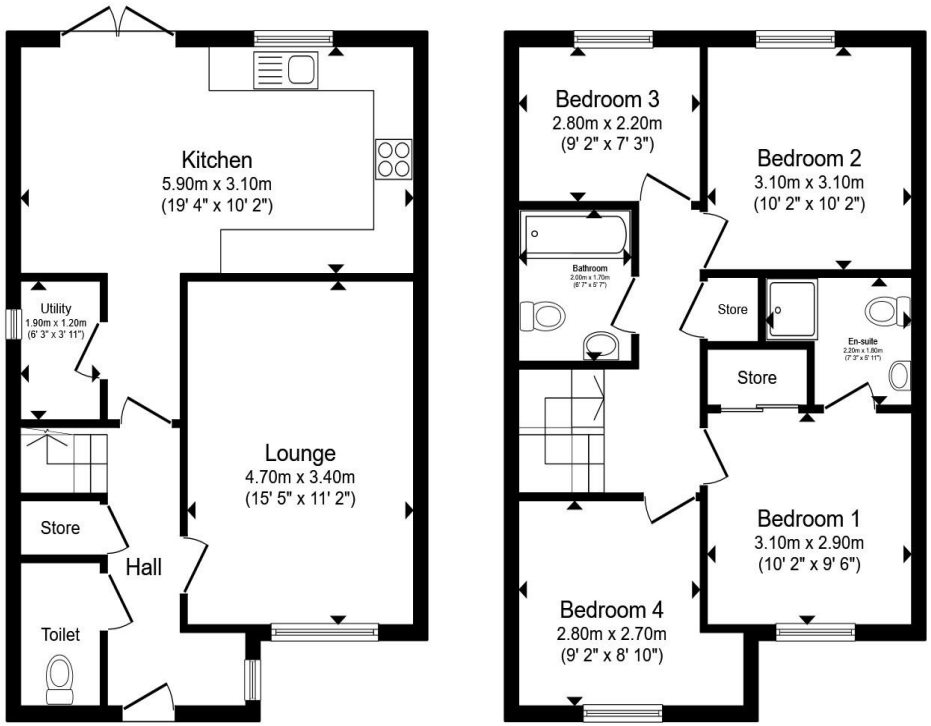
welcome to

Laycock Way, Hartlepool

- READY TO MOVE INTO
- STUNNING OPEN-PLAN KITCHEN DINER
- MASTER BED WITH EN SUITE
- LANDSCAPED REAR GARDEN
- GARAGE

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

£265,000



Total floor area 100.7 m² (1,084 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:
HAR121145 - 0004

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