





Millston Close, Hartlepool, TS26 0PX

manners
& harrison

welcome to

Millston Close, Hartlepool

An outstanding, significantly extended and reconfigured four-bedroom detached home, offering an exceptional standard of modern living and presented in move-in-ready condition.

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.

Entrance Hall
Door to front, staircase to first floor, radiator.

Downstairs Wc
low level low flush WC, radiator, vanity wash hand basin with mixer tap and splashback tiling.

Study
Window to front, coved cornicing, radiator.

Lounge
Bi-folding doors to kitchen, vertical radiator, attractive fireplace with gas fire, coved cornicing, bow bay window to front.

Open Plan Kitchen/Din/Tv Room
High gloss wall and base units with granite working surfaces and splashbacks, integrated appliances, induction hob with hood over, breakfast bar, inset sink/drainer unit, double oven, integrated microwave, waste bin, window to rear window to side, recessed spotlighting.

Dining Area - French doors to rear, velux window to rear, brick fireplace with log burner, spotlights.

Utility Room
Recess and plumbing for washing machine, door to side, working surfaces.

Landing
coved cornicing, storage cupboard, loft access.

Bedroom 1
Window to rear, coved cornicing, radiator, coved cornicing, wood panelling.

En-Suite
Shower cubicle, wash hand basin with mixer tap, window to side, radiator.

Bedroom 2
Window to front, storage cupboard.

Bedroom 3
Window to rear, radiator.

Bedroom 4
Window to front, radiator.

Family Bathroom
His and hers vanity sinks with mixer tap, radiator, low level low flush WC, bath with mixer tap and shower over, recessed illuminated shelf, window.

Externally
Gardens to 3 sides with the rear garden, boasting lawn, patio area and outside lighting, triple driveway which leads to garage.









view this property online mannersandharrison.co.uk/Property/HAR121258

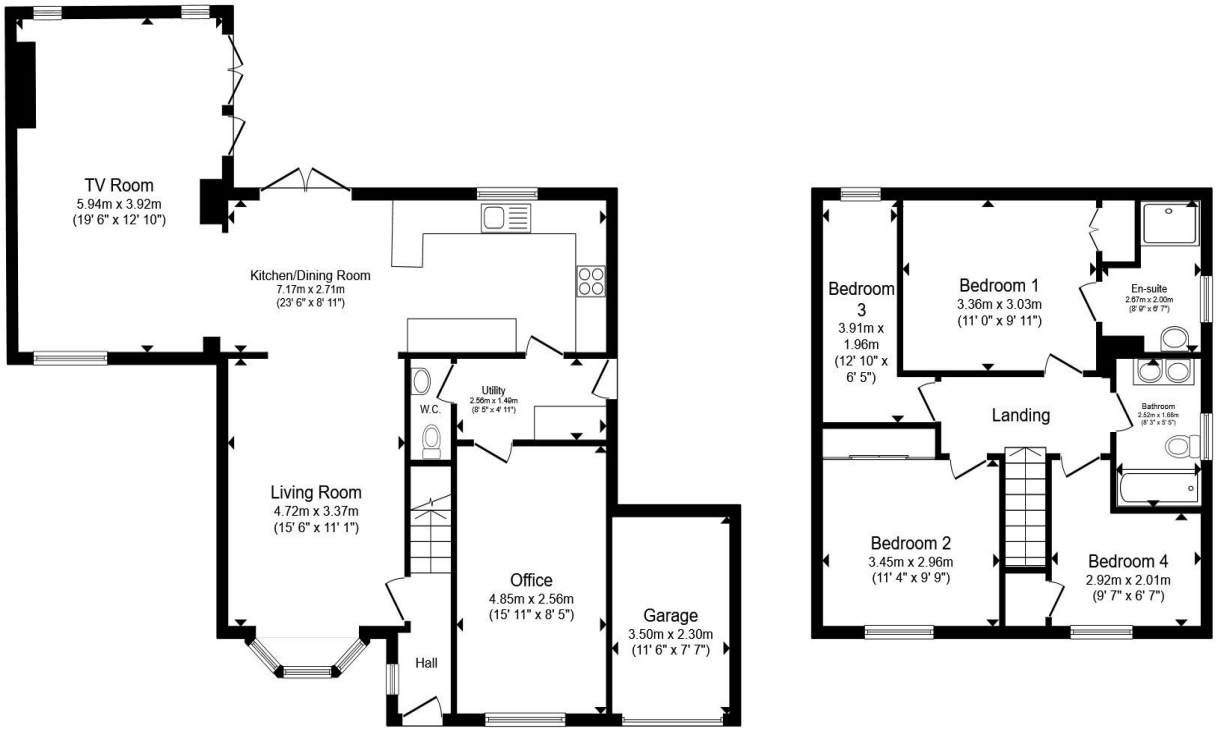
welcome to

Millston Close, Hartlepool

- OPEN PLAN LIVING/KITCHEN/DINER
- LOG BURNER
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY & GARAGE
- EXTENDED

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

£365,000



Total floor area 151.4 m² (1,629 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/HAR121258

The Property Ombudsman

Property Ref:
HAR121258 - 0005

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

01429 261351

Hartlepool@mannersandharrison.co.uk

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

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.