



**Chelford Close, HARTLEPOOL, TS25 1JQ**

**welcome to**

## **Chelford Close, HARTLEPOOL**

Sitting quietly in the corner of the development is this wonderful, four bedroom, semi detached townhouse, offering generous and flexible accommodation set over three floors, along with ample parking.

### **Entrance Hallway**

Entered via composite double glazed door, laminate flooring, stairs to first floor, built in understairs storage cupboard, radiator, door leading to kitchen, door leading to lounge, door leading to a handy downstairs WC.

### **Downstairs W C**

UPVC double glazed window to front, LVT flooring, low level low flush WC, wash hand basin with mixer tap, radiator, part tiled walls, extractor fan.

### **Kitchen**

UPVC double glazed window to front, tiled floor, range of cream shaker style wall and base units with complementing quartz working surfaces and matching upstands, black inset 1 1/2 sink/drainer with swan neck mixer tap, plumbing and recess for washing machine, radiator, inset electric oven, 4 ring electric hob with quartz splashback plus extractor over, space for freestanding fridge freezer, space for under counter appliances, spotlights to ceiling.

### **First Floor Landing**

Built in understairs storage cupboard.

### **Lounge / Diner**

Laminate floor, UPVC double glazed french doors with windows either side to rear, TV point, radiator.

### **First Floor Landing**

Radiator, doors leading to all principle rooms, built in storage cupboard.

### **Bedroom 1**

UPVC double glazed window to rear, radiator, laminate flooring.

### **Family Bathroom**

LVT flooring, radiator, "P" shaped panelled bath with a hand held shower over and a glass shower screen, low level low flush WC, wash hand basin with mixer tap, spotlights to ceiling, extractor fan.

### **Bedroom 2**

UPVC double glazed window to front, radiator, laminate flooring.

### **Bedroom 3**

UPVC double glazed window to front, radiator, laminate flooring.

### **Top Floor Landing**

Stairs from hallway, door leading into master bedroom.

### **Master Bedroom**

UPVC double glazed window to front, radiator, spotlights to ceiling, door leading to what would have been a dressing room, but is currently used as a study.

### **Study**

Built in storage in the eaves, radiator, velux skylight window to rear, loft hatch access, door leading to en suite shower room.

### **En Suite Shower Room**

Velux skylight window to rear, LVT flooring, chrome heated towel rail, wash hand basin with mixer tap, low level low flush WC, corner shower cubicle with hand held shower attachment and tiled surround, part grey subway brick tiling, spotlights to ceiling, extractor fan.



## Externally



### Front

EV car charging point, block paved driveway, stonebed area, further allocated parking in front of the driveway, indian sandstone patio that wraps around the side of the property, leads to the rear via a wooden gate, outdoor tap.

### Rear Garden

Fence enclosed, shaped lawned area, attractive stonebed borders, indian sandstone patio area, raised decked section, brick built outbuilding with UPVC double glazed french doors to the rear and UPVC double glazed window to the side with power and lighting, sunny west facing garden, garden pond with a barked area around with some planting.



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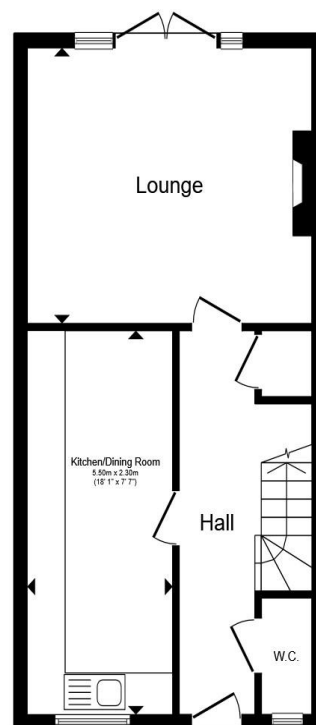
welcome to

## Chelford Close, HARTLEPOOL

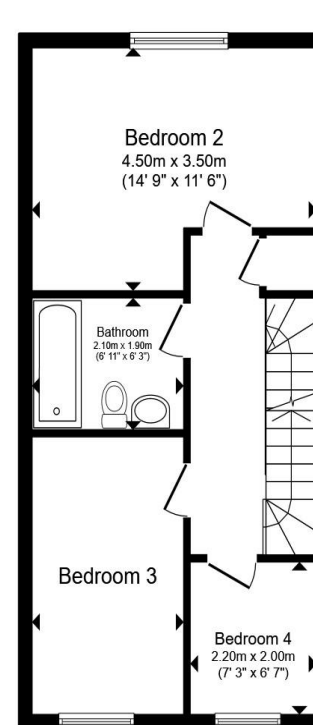
- DRIVEWAY
- GARDEN POND
- EV CAR CHARGING POINT
- OUTDOOR TAP
- AMPLE PARKING

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

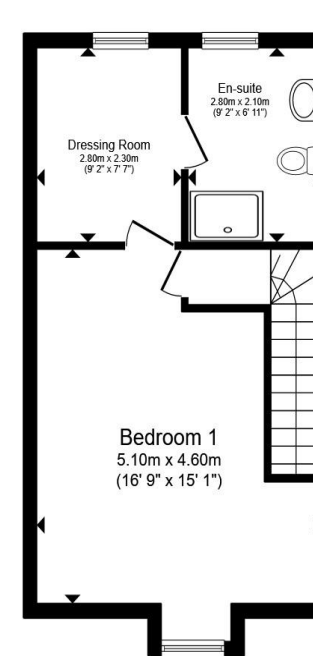
**£190,000**



Ground Floor



First Floor



Second Floor

Total floor area 123.0 m<sup>2</sup> (1,324 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](http://www.propertybox.io)



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Property Ref:  
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