



Mayfair Gardens, Hartlepool, TS26 0DT

welcome to

Mayfair Gardens, Hartlepool

A truly exceptional and executive four-bedroom detached residence, exuding luxury, sophistication, and meticulous attention to detail. Perfectly positioned on one of Hartlepool's most prestigious and sought-after modern developments.

Entrance Hallway

Welcoming entrance hallway with staircase to 1st floor, radiator.

Lounge

16' 7" x 19' 6" (5.05m x 5.94m)

Dual aspect windows to front and window to side offering lots of natural light, radiator.

Guest Wc

Window to side, low level low flush wc, wash hand basin, radiator.

Study

8' 2" x 9' 2" (2.49m x 2.79m)

Window to front, radiator.

Utility

6' 9" x 6' 5" (2.06m x 1.96m)

Door to side, base units with complimenting working surfaces, sink with mixer tap, radiator.

Kitchen/ Living/ Dining

35' 1" Max x 15' 1" Max (10.69m Max x 4.60m Max)

Well appointed with an extensive range of high gloss wall and base units with quartz working surfaces and co ordinating splashback, its well equipped with a range of integrated appliances. Central island incorporating a hob, storage and breakfast bar. There is a bright open plan dining + living area which has bi- folding doors over looking the rear landscaped garden.

Landing

Window to front, storage cupboard, radiator, glass and oak staircase.

Master Bedroom

25' 6" Max x 17' 4" Max (7.77m Max x 5.28m Max)

Window to side and skylight, discrete space for robes, radiator, dressing room.

En Suite

Walk in shower cubicle, his & hers vanity wash hand basin, low level low flush wc, skylight.

Bedroom 2

12' 5" Max x 14' 4" Max (3.78m Max x 4.37m Max)

Window to rear.

En Suite

Window to side, walk in shower cubicle, wall mounted wash hand basin, low level low flush wc.

Bedroom 3

16' 7" x 10' 2" (5.05m x 3.10m)

Window to rear, radiator.

Bedroom 4

10' 2" x 12' 1" (3.10m x 3.68m)

Window to front, radiator.

Family Bathroom

Window to side, attractive 3 piece white suite with bath with mixer tap, wall mounted wash hand basin with mixer tap and low level low flush wc, modern tiling to part walls and floor, recess spot lighting to ceiling.



Externally

Double width driveway and double garage surrounded by landscaped gardens to both the front and rear.



view this property online mannersandharrison.co.uk/Property/HAR119793



welcome to

Mayfair Gardens, Hartlepool

- FOUR BEDROOMS
- UTILITY ROOM
- OPEN PLAN KITCHEN
- 2 EN SUITES
- LANDSCAPED GARDENS

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

offers over
£650,000



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

view this property online mannersandharrison.co.uk/Property/HAR119793



Property Ref:
HAR119793 - 0006

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.