



**Barford Close, Hartlepool, TS25 2RQ**

**welcome to**

## **Barford Close, Hartlepool**

This exceptional four-bedroom detached home is presented to an excellent standard throughout and occupies a prime, sought-after location, ideal for discerning family buyers

### **Entrance Porch**

Door to front.

### **Entrance Hall**

Inner door from entrance porch, staircase to first floor, cupboard.

### **Downstairs Wc**

Vanity wash hand basin, low level low flush WC, attractive tiling.

### **Lounge**

Cream fireplace with electric fire, radiator, coved cornicing, window to front, patio doors to rear garden.

### **Kitchen/Diner**

Window to rear, french doors to conservatory, coved cornicing, radiator, wall and base units with complimentary working surfaces and co-ordinating splashback tiling, 1 1/2 stainless steel sink and drainer unit, recess and plumbing for washing machine, built in oven, hob and hood, understairs storage cupboard.

### **Conservatory**

French doors to rear, overlooking garden.

### **Landing**

Cupboard, loft hatch access.

### **Bedroom 1**

Window to front, coved cornicing, radiator, fitted wardrobes.

### **Bedroom 2**

Window to rear, radiator, double built in wardrobes, loft hatch access.

### **Bedroom 3**

Window to front, built in wardrobes, radiator.

### **Bedroom 4**

Window to front, radiator, coved cornicing.

### **Bathroom**

Window to rear, 4 piece suite, bath with mixer tap, shower cubicle, low level low flush WC, vanity wash hand basin.



### **Front Garden**

Lawn.

### **Rear Garden**

Beautifully maintained, well stocked and mature, greenhouse, south facing.

### **Parking**

Double driveway and garage.



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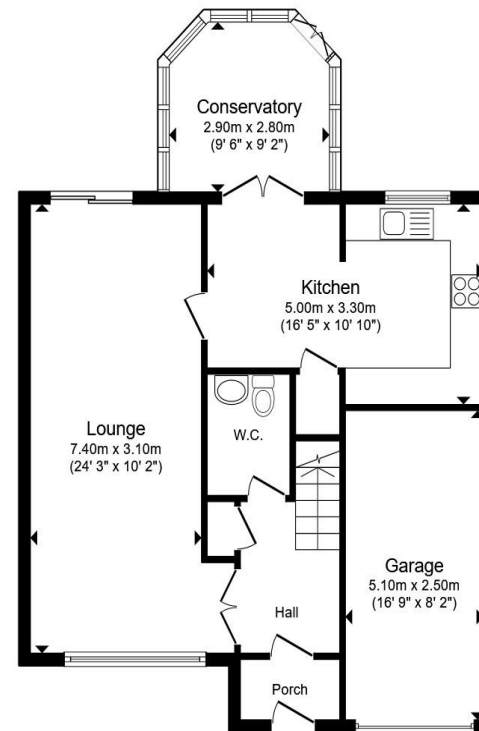
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## Barford Close, Hartlepool

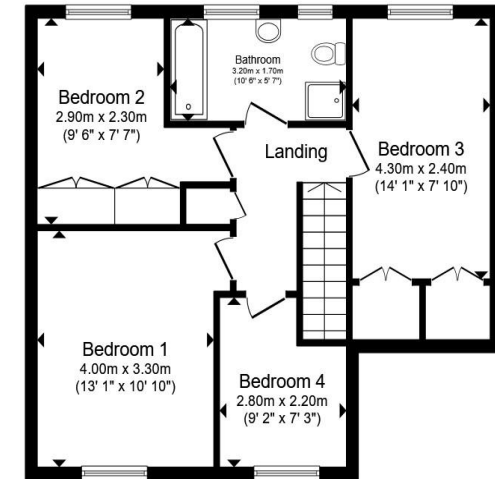
- NO ONWARD CHAIN
- CONSERVATORY
- FOUR BEDROOMS
- FRONT & REAR GARDENS
- DOUBLE DRIVEWAY & GARAGE

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

**£270,000**



**Ground Floor**



**First Floor**

Total floor area 128.9 m<sup>2</sup> (1,388 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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