



Reedston Road, Hartlepool TS26 0PZ

welcome to

Reedston Road, Hartlepool

An exceptional 5 bedroom detached family home within the highly desirable location of Reedston Road, Elwick Gardens. Occupying a generous corner, this stunning home was once David Wilsons show home for the impressive Elwick Park development.

Entrance Hall

Composite door to front, staircase to first floor, window to front, spacious.

Dining Room

Bay window to front, radiator.

Study

Window to front, radiator.

Lounge

French doors to rear, window to rear, views of the rear garden courtesy of oversized french doors, radiator.

Kitchen/ Family Room

Open plan, luxury fitted shaker style wall and base units with granite working surfaces, inclusive central feature island with breakfast bar, range of integrated appliances, eye level stainless steel double oven, hob, stainless steel extractor over, dishwasher, wine cooler and fridge/ freezer, family area has views over the landscaped rear garden.

Utility Room

Shaker style units with granite working surfaces, spotlights to ceiling, access to garage and garden.

Downstairs Wc

Full width wall mirror, pedestal wash hand basin, low level low flush wc, radiator, window to front.

Landing

Window to front, loft access.

Bedroom 1

Fitted wardrobes to one wall, window to front, radiator.

En Suite

Walk in shower cubicle, pedestal wash hand basin, low level low flush wc, window to side, radiator.

Bedroom 2

Dual aspect windows to rear, radiator, fitted wardrobes.

En Suite

Walk in shower cubicle, window to rear, pedestal wash hand basin, low level low flush wc, radiator.

Bedroom 3

Window to front, fitted wardrobes, radiator.

Bedroom 4

Window to rear, fitted wardrobes, radiator.

Bedroom 5

Window to front, fitted wardrobes, radiator.

Family Bathroom

Generous in size and fitted with a luxury suite comprising of a bath, pedestal wash hand basin, low level low flush wc and walk in shower.

Front Garden

Planted with attractive shrubbery.

Rear Garden

Landscaped and offering a high degree of privacy, planted with mature shrubs, attractive stone patio with steps that give access to a spacious lawned area.

Garage

The double garage is fitted with storage cabinetry.





view this property online mannersandharrison.co.uk/Property/HAR120702



welcome to

Reedston Road, Hartlepool

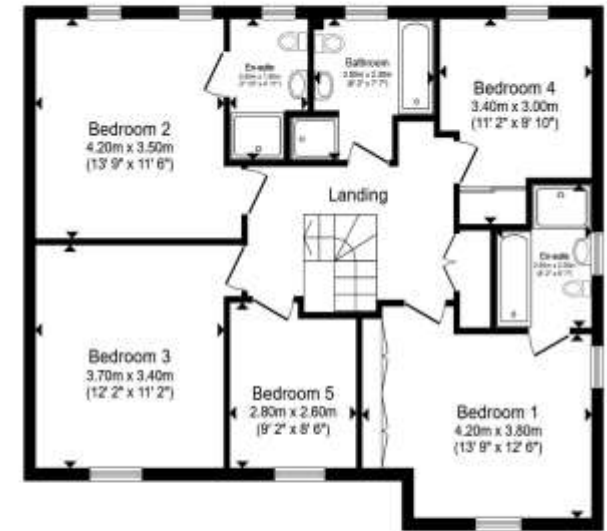
- 5 BED DETACHED
- DOUBLE GARAGE & DRIVEWAY
- SOUTH FACING GARDEN
- PREVIOUSLY A SHOW HOME
- MASTER BED WITH EN SUITE

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

£460,000



Ground Floor



First Floor

Total floor area 176.0 m² (1,894 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



view this property online mannersandharrison.co.uk/Property/HAR120702



Property Ref:
HAR120702 - 0002

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 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.

 **manners & harrison**



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk