



Merlin Way, Hartlepool TS26 0QT

welcome to

Merlin Way, Hartlepool

This Ex Show Home is an immaculately presented 5 Bedroomed Detached home with a Double Detached Garage and Driveway benefitting from all the extra upgrades that you would usually expect from a Show Home plus many more features.

Entrance Hallway

high gloss tiled flooring, staircase to First Floor, understairs storage cupboard, radiator.

Kitchen/ Diner

16' 9" x 9' 3" (5.11m x 2.82m)

UPVC Double Glazed window to front aspect, fitted with a range of wall and base units with complementing working surfaces and co-ordinating splashback, inset stainless steel sink/drain unit with chrome mixer tap, built in electric oven with 5 ring gas hob and double width extractor hood over, integrated dishwasher, recessed spotlighting to ceiling, radiator.

Utility

6' x 5' 7" (1.83m x 1.70m)

working surfaces with recess and plumbing for washing machine and additional white goods, wall mounted 'Ideal' gas central heating boiler, door to rear aspect leading to rear garden.

Guest Wc

UPVC Double Glazed opaque window to rear aspect, low level low flush WC, pedestal wash hand basin, radiator, extractor.

Dining Room

11' 1" x 10' 2" (3.38m x 3.10m)

UPVC Double Glazed window to front aspect, radiator.

Living Room

17' 1" x 14' 3" (max) (5.21m x 4.34m (max))

UPVC Double Glazed French doors leading to rear garden, 2 radiators, feature fireplace with 'living flame' gas fire, recessed spotlighting to ceiling.

First Floor

Landing

UPVC Double Glazed window to front aspect, radiator, staircase to Second Floor.

Master Bedroom

12' x 11' 5" (3.66m x 3.48m)

(measurements excluding walkway and dressing area) with walk in Dressing Area and wall to wall fitted wardrobes either side leading to Bedroom, UPVC Double Glazed window to rear aspect, radiator, recessed spotlighting to ceiling.

Refitted En Suite

walk in shower cubicle with mains supply shower, vanity wash hand basin, low level low flush WC, useful storage to alcove with glass shelving, chrome heated towel rail, extractor, recessed spotlighting to ceiling, UPVC Double Glazed opaque window to rear aspect.

Family Bathroom

refitted with an ultra modern suite comprising panelled bath with glass shower screen and mains supply shower, attractive glass shelving to alcove, vanity style wash hand basin with chrome mixer tap, low level low flush WC, chrome heated towel rail, extractor, recessed spotlighting to ceiling.

Bedroom 3

8' 7" x 7' 8" (2.62m x 2.34m)

UPVC Double Glazed window to front aspect, radiator, recessed spotlighting to ceiling.





Bedroom 2

10' x 8' 11" (excluding wardrobes) (3.05m x 2.72m
(excluding wardrobes))

UPVC Double Glazed window to front aspect,
radiator, wall to wall fitted wardrobes with sliding
doors offering plenty of storage.

Second Floor

Landing

loft void access, open galleried staircase, cupboard
housing water tank.

Bedroom 4

17' 8" (max) x 10' 2" (5.38m (max) x 3.10m)

UPVC Double Glazed window to front aspect, Velux
window to rear, radiator.

Bedroom 5

17' 8" (max) x 8' 6" (5.38m (max) x 2.59m)

UPVC Double Glazed window to front aspect, Velux
window to rear, storage to eaves, radiator.

Bathroom

Velux window, panelled bath, low level low flush
WC, pedestal wash hand basin, heated chrome
towel radiator, extractor fan.



Externally

Double Detached Garage

approached by Double Width Driveway lawned area.

Enclosed Rear Garden

Agents Note

Planning is granted for Kitchen to Garage extension.
Details available upon request.



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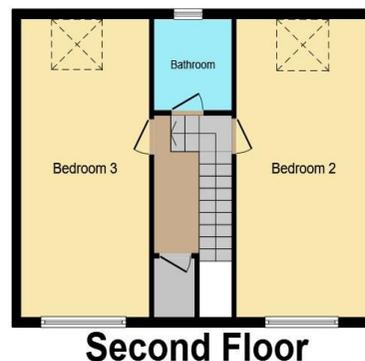
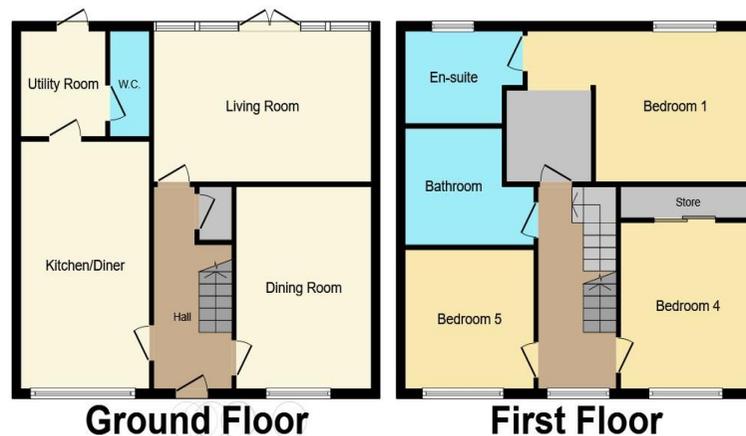
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Merlin Way, Hartlepool

- PLANNING GRANTED FOR KITCHEN TO GARAGE EXTENSION
- 5 BEDROOMED DETACHED HOUSE
- FORMER SHOW HOME
- MASTER BEDROOM WITH WALK IN DRESSING AREA
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

£280,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR115951 - 0004

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk