



Cragston Close, Hartlepool, TS26 0ET

welcome to

Cragston Close, Hartlepool

This excellent residence has been beautifully maintained and offers well appointed accommodation, offered for sale in delightful decorative order. Externally are Gardens to the front and rear. A Summer House can be found at the rear of the garden. There is a Garage with electric roller shutter door.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Lobby

accessed via composite door to front, radiator, coved cornicing, staircase to First Floor.

Cloakroom

low level low flush WC, built in wash hand basin, coved cornicing, alarm.

Lounge

UPVC Double Glazed bow window to front aspect, radiator, coved cornicing, feature fireplace housing electric fire, archway leading to Dining Room.

Dining Room

coved cornicing, radiator, sliding door to Sun Room.

Sun Room

sliding door to rear garden, UPVC Double Glazed window to side aspect, 2 Velux windows, radiator

Kitchen/ Breakfast Room

UPVC Double Glazed window to rear aspect, radiator, coved cornicing, fitted with a range of wall and base units with contrasting roll top working surfaces, 4 ring ceramic hob with 'chimney' style extractor hood above, integrated double oven, space for appliances, 1 1/2 bowl single drainer sink unit with chrome mixer tap, part tiled splashback, access to Utility Room.

Utility Room

UPVC Double Glazed window to rear aspect, UPVC Double Glazed door to rear garden, fitted with wall and base units, recess for appliances, coved cornicing, radiator, personal door to Garage.

First Floor

Part Landing

UPVC Double Glazed window to side aspect.

Landing

access via pull down ladder to boarded loft, built in storage cupboard, coved cornicing.

Bedroom 1

UPVC Double Glazed window to rear aspect, radiator, coved cornicing.

Bedroom 2

UPVC Double Glazed window to rear aspect, radiator, coved cornicing.

Bedroom 3

UPVC Double Glazed window to front aspect, radiator, coved cornicing.

Bathroom

UPVC Double Glazed opaque windows to front aspect, ceiling spotlights, coved cornicing, part tiled walls, four piece bathroom suite comprising panelled bath with chrome mixer tap, vanity style wash hand basin with chrome mixer tap and storage, single shower cubicle housing electric shower, low level low flush WC, extractor.





Externally

Enclosed Rear Garden

mainly laid to lawn with patio areas, shed, greenhouse, summerhouse, flower borders and shrubbery.

Front Garden

mainly laid to lawn.

Garage

electric roller shutter door, approached by Driveway.



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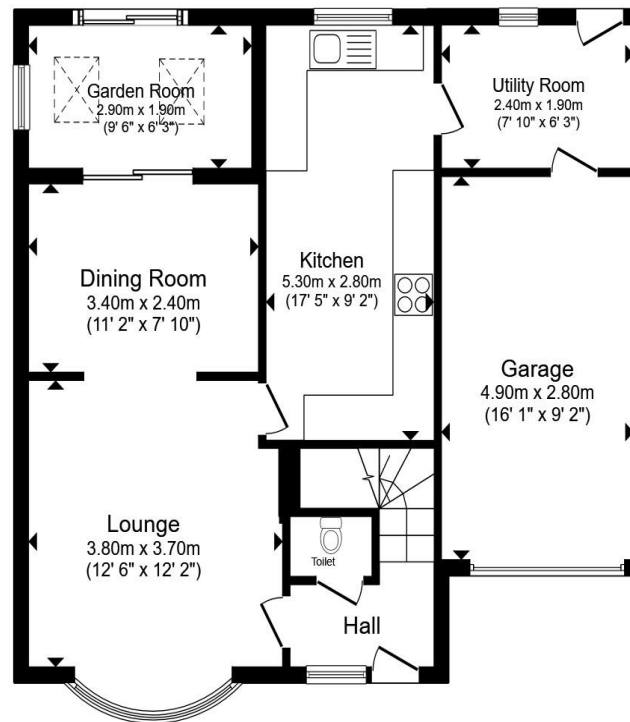
Cragston Close, Hartlepool

- DETACHED HOME
- SUN ROOM, LOUNGE/DINING ROOM, KITCHEN
- UTILITY ROOM
- THREE BEDROOMS
- GARAGE & DRIVEWAY

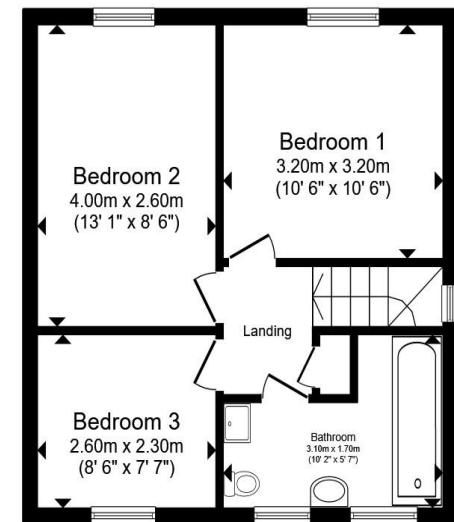
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£220,000



Ground Floor



First Floor

Total floor area 109.5 m² (1,179 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

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Property Ref:
HAR119485 - 0003

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