



Meadowgate Drive Eden Park Hartlepool TS26 0RH



We are delighted to offer to the open market for sale this greatly improved four bedroomed detached house. The property is located in this modern development at Eden Park and was built by Tay Homes to their 'Beech' design. The ground floor accommodation has been enlarged by the addition of a good sized uPVC double glazed conservatory. Other improvements that have been made to the property which comprise of the bathrooms being re-fitted with quality suites, the en suite having a 'high-tech' steam/shower cubicle and the bathroom having a 'whirlpool' style bath. This good sized family home briefly comprises: entrance hall, spacious lounge which leads via an archway to the separate dining room, which in turn leads to the uPVC double glazed conservatory. The large kitchen/breakfast room is fitted with cream 'shaker' style units and has a built-in oven, hob and extractor. To complete the ground floor accommodation is a re-fitted cloakroom/WC. Located to the first floor are four good sized bedrooms, with the en suite shower room and the family bathroom/WC being re-fitted with quality white suites. Externally are gardens to front and rear which are laid mainly to lawn. A driveway leads to the integral garage. The property is warmed by gas fired central heating and has uPVC double glazing. Fitted carpets are included in the asking price. Internal viewing comes highly recommended. **EPC RATING: D**

ASKING PRICE - £174,950 O.N.O. – NO CHAIN INVOLVED



ROBINSONS
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GROUND FLOOR:

ENTRANCE HALL:

Entrance door with double glazed inserts, single radiator, staircase to first floor with spindle balustrading and newel post, under stairs storage cupboard, coved ceiling.

CLOAKROOM/WC:

Re-fitted with a two piece white suite comprising: 'vanity' style sink unit with chrome pillar mixer tap, storage cupboard below having white 'gloss' style doors, concealed WC, chrome heated towel radiator, extractor fan.

SPACIOUS LOUNGE (front): 13'8x11'6 (4.17m x 3.51m) (overall)
uPVC double glazed window, single radiator, coved ceiling, archway to:

SEPARATE DINING ROOM: 7'8x11'9 (2.34m x 3.58m) (overall)
Single radiator, coved ceiling, uPVC double glazed French doors to:

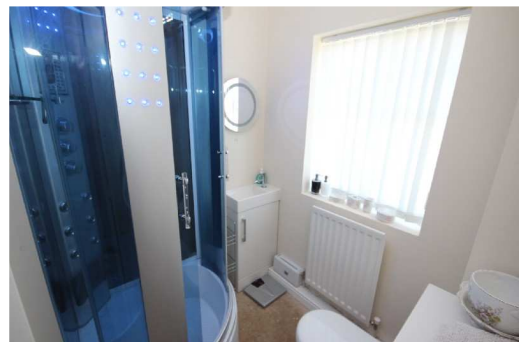
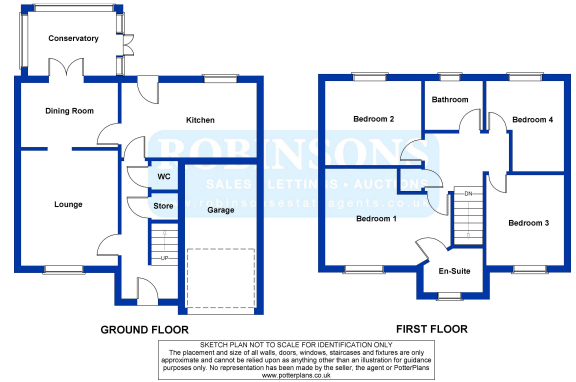
GOOD SIZED uPVC DOUBLE GLAZED CONSERVATORY:
12'8x10'10 (3.86m x 3.30m) (overall)
Dwarf brick wall construction, uPVC double glazed windows, laminate flooring, decorative ceiling fan with light, uPVC double glazed French doors to rear garden.

LARGE KITCHEN/BREAKFAST ROOM: 8'9x16'1 (2.67m x 4.90m) (overall)
Fitted with an excellent range of cream 'shaker' style base and wall units with complementing working surfaces in an 'L' shaped layout incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, plumbing for automatic washing machine (machine excluded), tiling to splashback, uPVC double glazed window, single radiator, coved ceiling, door with double glazed centre panel to rear garden.

FIRST FLOOR: LANDING:
Built-in airing cupboard housing hot water cylinder, hatch to loft space, coved ceiling.

BEDROOM 1 (front): 8'10x15' (2.69m x 4.57m) (overall)
Fitted double wardrobes to one wall, uPVC double glazed window, single radiator, coved ceiling.

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM/WC:
Re-fitted with a quality white suite comprising: large corner 'state of the art' steam/shower cubicle with sliding doors, overhead 'dowser' style shower fitting with separate handheld shower fitting, body and massage jets, foot spa, LED lighting and has a built-in radio, 'vanity' style sink unit with chrome pillar mixer tap, storage cupboard below with white 'gloss' style doors, concealed WC, uPVC double glazed opaque window, two radiators, extractor fan.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BEDROOM 2 (rear): 10'11x11'6 (3.33m x 3.51m) (overall)
uPVC double glazed window, single radiator, coved ceiling.

BEDROOM 3 (front): 12'7x9'3 (3.84m x 2.82m) (overall)
uPVC double glazed window, single radiator, coved ceiling.

BEDROOM 4 (rear): 8'11x9'4 (2.72m x 2.84m) (overall)
uPVC double glazed window, single radiator, coved ceiling.

SUMPTUOUS BATHROOM/WC:

Re-fitted with a quality white suite and 'oak' style vanity units comprising: 'whirlpool' style bath with centre mixer tap and pop-up waste, electric shower fitting above, vanity area with inset wash hand basin and pop-up waste, storage cupboard below, concealed WC, modern PVC panelling to part walls, uPVC double glazed opaque window, tall chrome heated towel radiator, extractor fan.

OUTSIDE:

The front garden is open plan and laid mainly to lawn. A driveway leads to the integral garage. The good sized rear garden is also laid mainly to lawn and has garden tap, gated access to side, small patio area.

INTEGRAL GARAGE:

With up and over door, power points and electric light fitting, wall mounted gas fired central heating boiler.



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