



**Ark Royal Close, Hartlepool, TS25 1DH**

**welcome to**

## **Ark Royal Close, Hartlepool**

This beautifully presented three-bedroom detached home offers spacious and versatile living in a highly desirable residential location.

### **Entrance Hall**

Door to front, staircase to first floor.

### **Lounge**

11' 8" x 14' 4" (max) ( 3.56m x 4.37m (max) )

Fireplace, window to front, radiator, coved cornicing.

### **Kitchen/Diner**

15' 1" (max) x 9' 10" (max) ( 4.60m (max) x 3.00m (max) )

Two windows to rear, wall and base units with contrasting working surfaces and composite splashback tiling, inset sink and drainer unit with mixer tap, recess for cooker, recess and plumbing for washing machine, coved cornicing, radiator.

### **Landing**

#### **Bedroom 1**

15' 1" (max) x 8' 6" ( 4.60m (max) x 2.59m )

Two windows to front, storage cupboard.

#### **Bedroom 2**

9' 6" x 6' 11" (max) ( 2.90m x 2.11m (max) )

Window to rear, radiator.

#### **Bedroom 3**

7' 10" x 6' 7" ( 2.39m x 2.01m )

Window to rear, radiator.

### **Shower Room**

Window to side, low level low flush WC, wall mounted wash hand basin with mixer tap, storage cupboard, chrome heated towel rail.



## Externally

### Front Garden

Lawn.

### Rear Garden

Predominantly laid to lawn, patio area.

### Driveway & Garage



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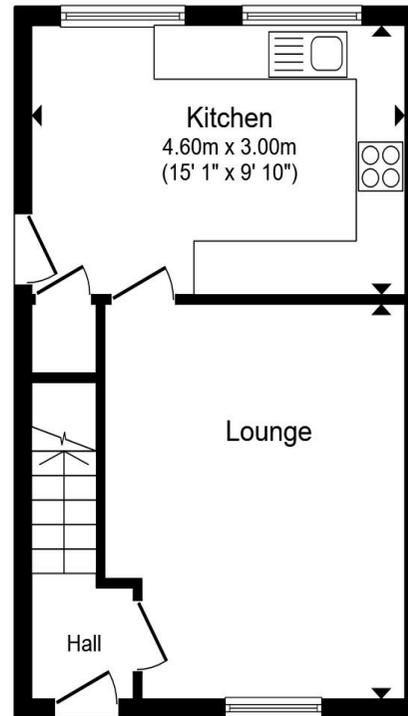
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## Ark Royal Close, Hartlepool

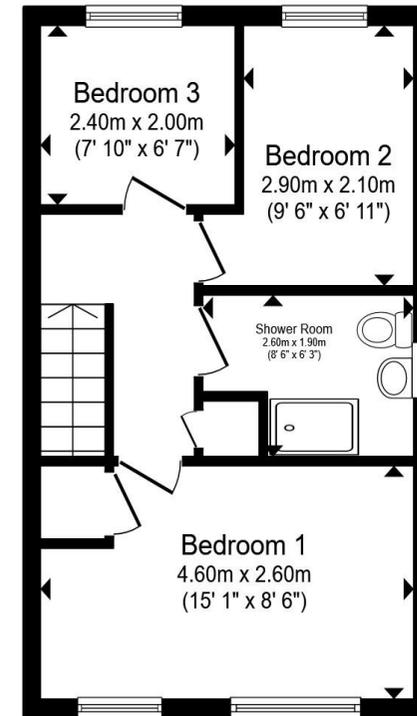
- IDEAL FOR A RANGE OF BUYERS
- KITCHEN/DINER
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

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

**£190,000**



Ground Floor



First Floor

Total floor area 69.0 m<sup>2</sup> (743 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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