



**Osprey Way, Hartlepool TS26 0ZF**

**welcome to**

## **Osprey Way, Hartlepool**

This three bedroom, semi-detached, family home offers modern living in a desirable location. To the front of the property, a double-width driveway provides ample parking and leads to a garage, while inside, the accommodation is thoughtfully arranged to suit contemporary family life.

### **Entrance Hallway**

Entered via composite door, radiator, laminate flooring, door leading into the lounge.

### **Lounge**

UPVC double glazed window to front, radiator, TV point, door leading into the inner hallway.

### **Inner Hallway**

Radiator, stairs to first floor, door leading to the cloakroom.

### **Cloakroom**

Low level low flush WC, wall mounted wash hand basin, tiled flooring, radiator, extractor fan.

### **Kitchen Diner**

UPVC double glazed french doors onto the rear garden, UPVC double glazed window to rear, tiled flooring, radiator, space for dining, range of wall and base units with complementing working surfaces, tiled splashback, plumbing and recess for washing machine, plumbing and recess for tumble dryer, space for free standing fridge freezer, inset electric oven with 4 ring gas hob with feature tiled splashback, stainless steel 1 1/2 bowl sink/drainer with swan neck mixer tap.

### **First Floor Landing**

Loft hatch access, doors leading to all principle rooms, built in storage cupboard over the bulk head.

### **Bedroom 1**

UPVC double glazed window to french doors leading onto the balcony which is wall and glass banister enclosed, radiator, door leading to the en suite.

### **En Suite**

UPVC double glazed window to front, tiled walls, tiled flooring, cladded ceiling, spotlights to ceiling, extractor fan, chrome heated towel rail, low level low flush WC, wash hand basin on a vanity unit, shower cubicle with hand held shower attachment.

### **Family Bathroom**

UPVC double glazed window to side, tiled walls, tiled flooring, chrome heated towel rail, low level low flush WC, wash hand basin on a vanity unit, tiled bath with central mixer tap, rainfall shower head and hand held attachment, glass shower screen, cladded ceiling, spotlights to ceiling, extractor fan.

### **Bedroom 2**

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

UPVC double glazed window to rear, radiator.

### **Externally**

#### **Front**

Double width block paved driveway, stone bed edging, wooden gate that leads down to the rear.

#### **Rear Garden**

Fence enclosed, decking area, lawned area.

#### **Garage**

Up and over door.





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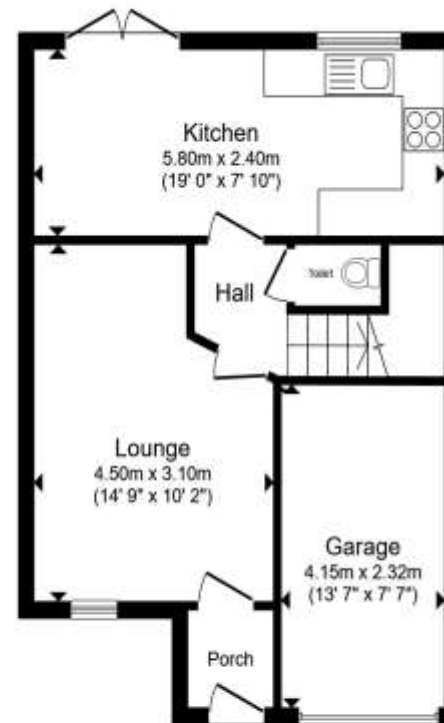
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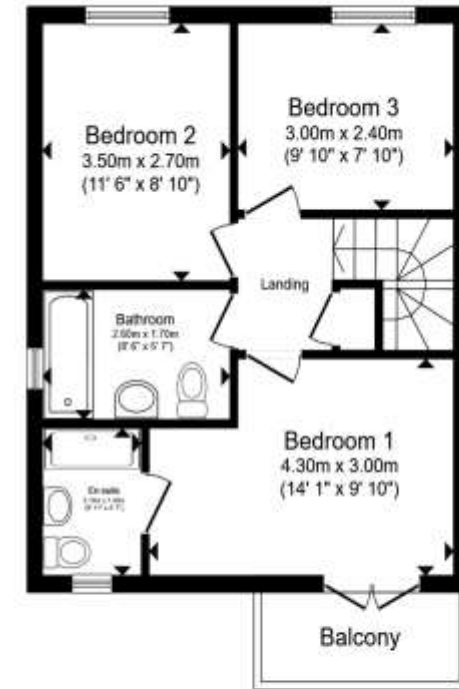
- GARAGE
- CLOAKROOM
- EN SUITE
- BALCONY TO BEDROOM 1
- DESIRABLE LOCATION

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

**£150,000**



**Ground Floor**



**First Floor**

Total floor area 86.9 m<sup>2</sup> (936 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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