



College Close, Dalton Piercy Hartlepool TS27 3JA

welcome to

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Situated in the popular village of Dalton Piercy, this executive four-bedroom detached home offers spacious, versatile accommodation extending to approximately 1906sqft, perfectly suited to modern family life.

Entrance Hall

Entered via composite double glazed door, fantastic size, wood flooring, oak and glass staircase leading to first floor, dado rail, radiator, doors leading to all principle rooms.

Downstairs Wc

UPVC double glazed window to side, wood flooring, low level low flush WC, wash hand basin.

Reception room 2

UPVC double glazed bow window to front, radiator, wood flooring, coved cornicing.

Kitchen/Diner

L shaped, bright and airy with UPVC double glazed french doors to rear, UPVC double glazed window to rear, radiator, wood flooring, beautiful range of cream shaker wall and base units with complimenting quartz working surfaces with matching upstands and splashback, 1 1/2 bowl inset sink with grooved drainer and swan neck mixer tap, inset electric oven and grill, four ring gas hob with glass and stainless steel extractor over, integrated fridge, integrated freezer, plumbing and recess for integrated dishwasher, door leading to utility room.

Utility Room

L shaped, UPVC double glazed door to rear, UPVC double glazed window to rear, vinyl flooring, plumbing and recess for washing machine, wall mounted Worcester combi boiler, composite double glazed door to front, personnel door leading to garage.

Lounge

Dual aspect, bright and airy, UPVC double glazed window to front and rear, two radiators, coved cornicing, dado rail, TV point, feature limestone fire

surround with marble hearth and feature log effect electric fire.

Landing

Galleried landing, UPVC double glazed window to front, loft hatch access and doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front. radiator, coved cornicing, three door mirrored sliding wardrobes.

Bedroom 2

UPVC double glazed window to rear, radiator, coved cornicing.

Bedroom 3

UPVC double glazed window to side, radiator, coved cornicing, three door built in Sharps wardrobes,

Bedroom 4

UPVC double glazed window to rear, radiator.

Bathroom

Well appointed, UPVC double glazed window to rear, tiled walls, tiled flooring, low level low flush WC, chrome heated towel rail, panel bath with central mixer tap and handheld shower attachment, wash hand basin on vanity unit, shower cubicle with rainfall shower head and handheld attachment, spotlights, extractor fan.

Front Garden

Extensive resin driveway for multiple cars.

Rear Garden

Fence enclosed, resin patio, gate to side for access to front, raised sleeper with lawn area that steps into





decking giving access to eco-friendly Oeco purpose built office, low maintenance concrete fenced area, outdoor tap, personnel door leading to garage, south facing garden.

Part Converted Double Garage

Roller door, power and lighting, stud wall section leading to further area in garage previously used as a gym, UPVC double glazed door leading to rear garden.

Eco Built Outbuilding

Power and lighting, wifi installments, UPVC double glazed french doors to front, window panels on both sides, UPVC double glazed window to front, laminate flooring.

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.



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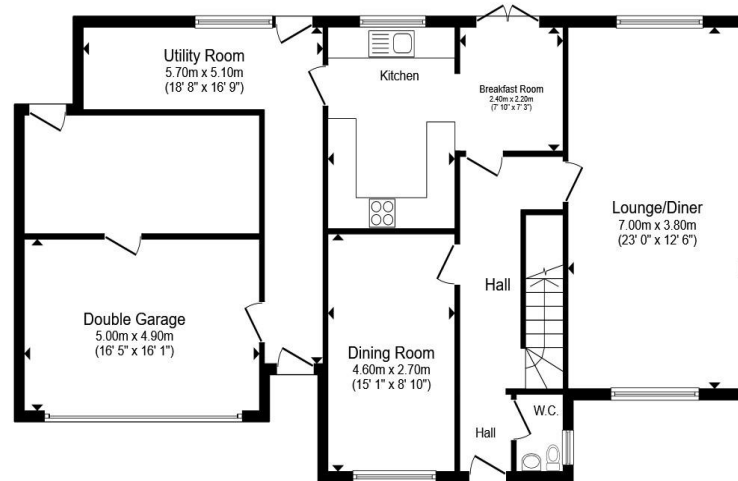
- NO ONWARD CHAIN
- SOUTH FACING REAR GARDEN
- FOUR WELL PROPORTIONED BEDROOMS
- OVERLOOKING THE COMMUNAL GREEN
- SEPARATE HOME OFFICE

Tenure: Freehold EPC Rating: C

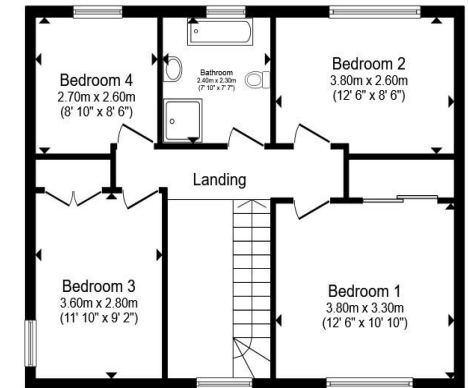
Council Tax Band: E

offers over

£400,000



Ground Floor



First Floor

Total floor area 177.0 m² (1,906 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:
HAR120295 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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