



Topaz Close, HARTLEPOOL TS24 0GL

welcome to

Topaz Close, HARTLEPOOL

This superb four-bedroom, two-bathroom detached home is available for sale with no onward chain and offers far more than just modern family living - it provides a true lifestyle opportunity in an exceptional beachfront setting.

Entrance Hallway

Composite door to front, stair case to first floor, radiator.

Front Reception 1

Window to front, radiator.

Front Reception 2

Window to front, radiator.

Kitchen / Dining

French doors to rear, radiator, wall and base units with complementing working surfaces and coordinating splashback, integrated fridge freezer, dish washer, oven, hob and hood, 1 1/2 stainless steel sink/drainers unit with mixer tap, spotlights, window to rear.

Utility

Door to rear, boiler, work surfaces, recess and plumbing for washing machine.

W C

Window to side, pedestal wash hand basin, low level low flush WC, radiator.

First Floor Landing

Loft, window to side, storage cupboard.

Bedroom 1

French doors to balcony, fantastic Sea views.

En Suite

Window to rear, low level low flush WC, pedestal wash hand basin, shower cubicle, radiator.

Bedroom 2

Window to front, radiator.

Bedroom 3

Window to front, radiator.

Bedroom 4

Window to front, radiator.

Bathroom

Bath with mixer tap, low level low flush WC, chrome heated towel rail, pedestal wash hand basin, window to rear.

Externally

Front

Lawn, drive, garage.

Rear Garden

Uninterrupted Sea views, lawn, raised decked area.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers 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.





view this property online mannersandharrison.co.uk/Property/HAR119024



welcome to

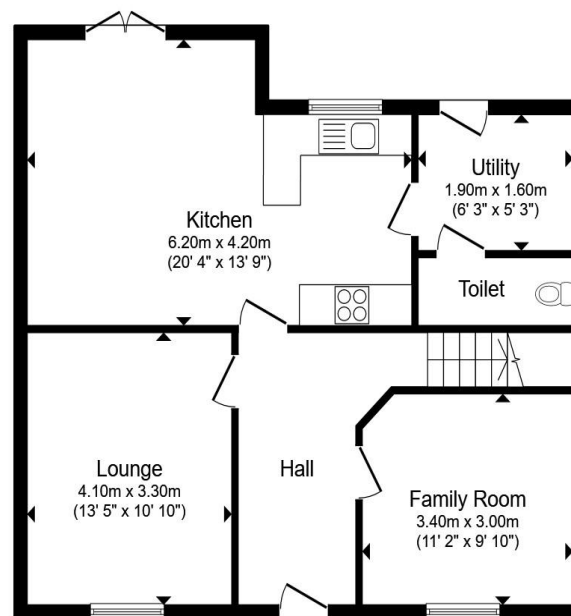
Topaz Close, HARTLEPOOL

- NO CHAIN
- BEACHFRONT SETTING
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- FRONT&REAR GARDENS

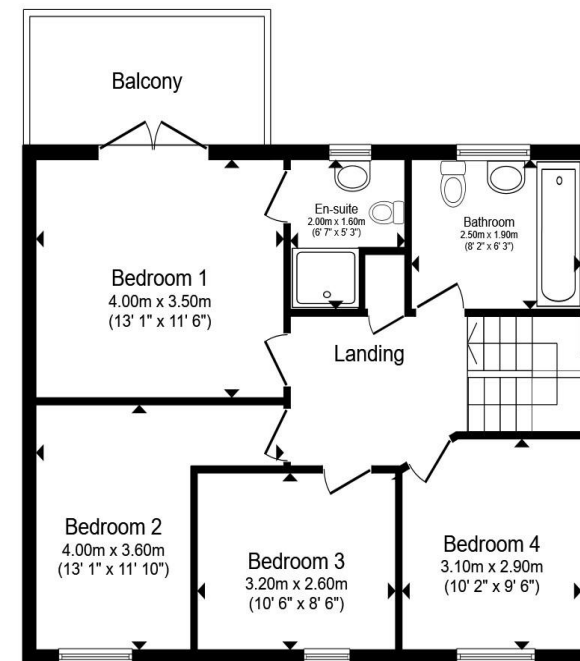
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£280,000



Ground Floor



First Floor

Total floor area 130.8 m² (1,408 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/HAR119024



Property Ref:
HAR119024 - 0004

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk