



Manor Road, TS26 0EH
4 Bed - House - Detached
£475,000

EPC Rating:
Tenure: Freehold
Council Tax Band: F



Manor Road Hartlepool TS26 0EH

A most impressive detached (self-build) property offering spacious, well proportioned and versatile accommodation with four bedrooms, three reception rooms and undoubted further potential. Occupying a substantial and slightly elevated plot in the far corner of Manor Road, measuring close to a third of an acre with private surrounding gardens, extensive off street parking, generous four car garage and attached potting shed/workshop. A unique opportunity in one of Hartlepool's most prestigious areas, close to Ward Jackson Park and High Tunstall College.

An ideal purchase for a wide variety of buyers including families with lounge, dining room, study, three bedrooms to the first floor and an additional fourth bedroom to the ground floor. An internal viewing is essential to appreciate the space and versatility on offer whilst further benefits include gas central heating, uPVC double glazing, security cameras, lighting and alarm system. Neutrally presented throughout with attractive decor and careful consideration in the design of the property to allow natural light. Approximate internal area 2230 Sq ft (including eaves room), with garage and potting shed included approximately 2960 Sq ft.

The full layout comprises; entrance porch, generous and welcoming entrance hall, useful guest cloakroom/WC, generous lounge with bow window overlooking the front garden, dining room, study, kitchen, utility room, ground floor bedroom (currently used as a sitting room), three good size bedrooms to the first floor, large attic room (access via bedroom one) and the modern family bathroom which incorporates a four piece suite and chrome fittings. Externally are beautifully kept surrounding gardens, secure off street parking for up to eight vehicles and a recently rendered four car garage with potting shed/workshop at the rear. The garage is large enough to offer conversion potential (subject to planning). Manor Road is located off Cresswell Drive, amongst similar high calibre home











GROUND FLOOR

ENTRANCE PORCH

6'9 x 5'5 (2.06m x 1.65m)

Accessed via uPVC double glazed entrance door with matching side screens, attractive Karndean flooring, glazed internal door through to the hall.

WELCOMING ENTRANCE HALL

18'7 x 12'4 (maximum measurement) (5.66m x 3.76m (maximum measurement))

Matching Karndean flooring, turned spindled stairs to the first floor with understairs cloaks area, useful storage cupboard, uPVC double glazed frosted window to the rear, coving to ceiling, convactor radiator.

GUEST CLOAKROOM/WC

7'7 x 3'11 (2.31m x 1.19m)

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiled splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

GENEROUS DUAL ASPECT LOUNGE

21'4 x 14'2 (6.50m x 4.32m)

A beautiful family lounge which overlooks the front garden from a large uPVC double glazed bow window, additional uPVC double glazed window to the side aspect, attractive feature fire surround with inset remote controlled electric fire, fitted carpet, coving to ceiling, two convactor radiators.

DINING ROOM

11'10 x 9'11 (3.61m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convactor radiator.

KITCHEN

12'0 x 9'11 (3.66m x 3.02m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complimenting heat resistant work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built in oven, matching grill above, separate four ring electric hob and extractor over, shelved storage, larder unit, uPVC double glazed window overlooking the rear garden, small breakfast bar, convactor radiator

UTILITY ROOM

8'10 x 4'11 (2.69m x 1.50m)

Giving access to the rear garden and study whilst offering space for free standing appliances, fitted worktop with plumbing below for washing machine and dishwasher, space for tumble dryer, fitted units, uPVC double glazed door and window into the rear garden.

STUDY/RECEPTION ROOM

14'9 x 8'9 (4.50m x 2.67m)

Dual aspect with uPVC double glazed windows to the front and side elevations, fitted carpet, convactor radiator.

BEDROOM FOUR (GROUND FLOOR)

13'11 x 10'11 (4.24m x 3.33m)

Currently used as an additional reception room but previously utilised as a ground floor bedroom. The room features a uPVC double glazed window offering views of the rear garden, uPVC double glazed door to the side patio with matching side screens, fitted carpet, decorative feature beams to the ceiling, convactor radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to three further bedrooms and the family bathroom.

BEDROOM ONE

13'3 x 12'6 (4.04m x 3.81m)

A good size master bedroom with uPVC double glazed dormer style window to the front aspect, fitted carpet, storage, convactor radiator.

EAVES STORAGE ROOM

22'3 x 22'0 (6.78m x 6.71m)

Offering great potential, currently used for storage with boarding and lighting.

BEDROOM TWO

14'8 x 12'0 (4.47m x 3.66m)

A generous dual aspect bedroom with uPVC double glazed windows to the front and side elevations, fitted walk in wardrobe, storage cupboard, fitted carpet, convactor radiator.

BEDROOM THREE

13'5 x 9'6 (4.09m x 2.90m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convactor radiator.

FAMILY BATHROOM

9'0 x 6'5 (2.74m x 1.96m)

Fitted with a modern four piece suite and chrome fittings comprising; curved panelled bath with mixer tap, corner shower cubicle with chrome overhead shower, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiled walls, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

The property occupies a proud elevated position in the corner of Manor Road. The open plan front garden is predominantly lawned with a planted border. An extensive block paved driveway provides secure off street parking with double timber gates opening to a further block paved area in front of the garage which continues along the rear boundary. The expansive rear garden incorporates a large lawned area with beautifully established borders allowing a high degree of privacy and screening. A large green house is located to the rear of the garage. A private south east facing garden to the side offers a great place for entertaining family and friends. The ground floor bedroom opens to the side patio. There is an external boiler room to the rear of the property.

EXTERNAL BOILER ROOM

Worcester gas central heating boiler. Space for garden materials, uPVC double glazed window.

FOUR CAR DETACHED GARAGE

30'10 x 18'4 (9.40m x 5.59m)

A rare benefit is the huge FOUR CAR garage with remote controlled roller doors to the front, uPVC double glazed personal door to the side, uPVC double glazed window, fitted storage units, overhead storage, lighting and ample sockets. Externally the garage has been recently rendered.

POTTING SHED/WORKSHOP

18' 4 x 9'0 (5.49m 1.22m x 2.74m)

Attached to the rear of the garage with uPVC double glazed access door, two uPVC double glazed windows to the rear, lighting, sockets and boarded ceiling.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2960.6 ft²
275.05 m²

Reduced headroom
334.22 ft²
31.05 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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