



4 bed detached house to buy in

Octavia Drive, Hartlepool, Hartlepool,
Durham, TS26 0FY

£307,995 Offers Over

 x 4  x 2  x 2

Tenure

Freehold

Property features

- ✓ Four Bedrooms Detached
- ✓ Downstairs W/C
- ✓ Bedroom One With En-Suite
- ✓ Driveway & Garage
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Nicola Rothwell
Assistant Manager
The Hub

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome for sale this impressive four-bedrooms detached property situated on Octavia Drive, Hartlepool.

WALK THROUGH VIDEO TOUR AVAILABLE

The property briefly comprises : entrance way, living room, dining/reception room, kitchen and a w/c are located on the ground floor. Four bedrooms, bedroom one with en-suite and family bathroom are located on the first floor.

Externally the property offers a garage and driveway with ample parking space to the front elevation. Fully enclosed, well presented and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5412141

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £307,995

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

External Front

Access to the garage, paved driveway and grassed area to the front elevation.



Entrance Way

Access via composite door, two storage cupboards, radiator and vinyl flooring.



Living Room

Double glazed window to the front elevation, tv point, radiator, carpet and french doors leading to the garden.



Dining/Reception Room

Double glazed window to the front and side elevation, tv point, radiator and carpet.



Kitchen

Double glazed window to the side and rear elevation, range of wall and base units with granite work surfaces, sink and drainer unit, gas cooker, integrated oven, dishwasher, fridge, freezer, washing machine, radiator, vinyl flooring and french doors leading to the garden.



W/C

Two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, radiator and vinyl flooring.



Landing

Double glazed window to the rear elevation, access to the loft, radiator and carpet.



Bedroom 1

Double glazed window to the side and rear elevation, fitted wardrobes, radiator and carpet.



En-suite

Double glazed window to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, walk in shower, radiator partly tiled walls and vinyl flooring.



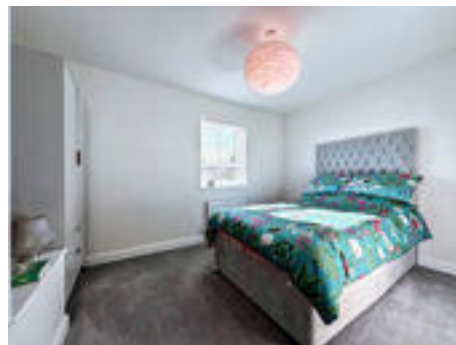
Bedroom 2

Double glazed window to the front and side elevation, fitted wardrobes, radiator and carpet.



Bedroom 3

Double glazed window to the front elevation, radiator and carpet.



Bedroom 4

Double glazed window to the rear elevation, radiator and carpet.



Bathroom

Three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap, radiator and vinyl flooring.

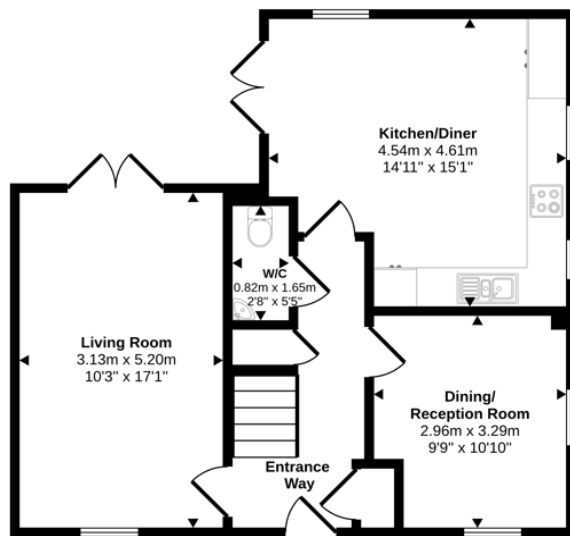


External Rear

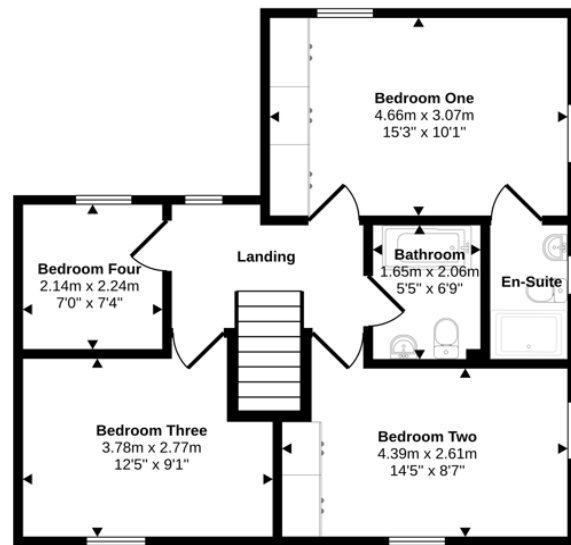
Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area
113 sq m / 1218 sq ft



Ground Floor
Approx 56 sq m / 608 sq ft



First Floor
Approx 57 sq m / 610 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Octavia Drive, Hartlepool, Hartlepool, Durham, TS26 0FY

Contact your local branch today for more information on this property:

Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, thehub@pattinson.co.uk, www.pattinson.co.uk

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