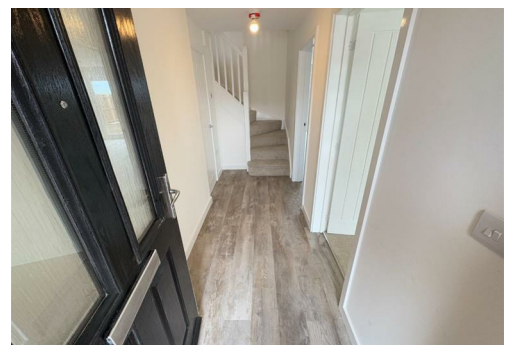




*****REDUCED*** BRAND NEW HOME *** PLOT 439 *** PART EXCHANGE AVAILABLE ***** The Denford at Hartside View is an impressive FIVE BEDROOM detached family home offering spacious accommodation over two floors. Estimated to be complete October 2025, with a part exchange option available. The layout comprises: entrance hall, bay fronted lounge, generous open plan kitchen/diner/family room, separate utility/laundry and guest cloakroom/WC. To the first floor are five bedrooms, with the master bedroom benefitting from a separate dressing room and en-suite shower room. Bedroom two further benefits from an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Externally are gardens to the front and rear, with the plot measuring approximately 108' 7 x 47' 11 / 33.1m x 14.6m. Larger than average garage with parking in front. Call the office for further details.

Couch Close, Hartlepool, TS27 3DQ
5 Bedroom - House - Detached
£380,000
EPC Rating: Brand New - TBC
Tenure: Freehold
Council Tax Band: Brand New - TBC



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Couch Close, Hartlepool, TS27 3DQ



GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE

15'8 x 12'5 (4.78m x 3.78m)

KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA

9'3 x 13'9 (2.82m x 4.19m)

DINING AREA

9'3 x 13'3 (2.82m x 4.04m)

FAMILY/SEATING AREA

9'0 x 13'3 (2.74m x 4.04m)

UTILITY / LAUNDRY

5'9 x 6'2 (1.75m x 1.88m)

GROUND FLOOR WC

3'2 x 6'2 (0.97m x 1.88m)

FIRST FLOOR

LANDING

BEDROOM ONE

10'3 x 12'5 (3.12m x 3.78m)

DRESSING ROOM

7'1 x 5'6 (2.16m x 1.68m)

EN-SUITE (BEDROOM ONE)

3'10 x 8'1 (1.17m x 2.46m)

BEDROOM TWO

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

EN-SUITE (BEDROOM TWO)

4'11 x 6'5 (1.50m x 1.96m)

BEDROOM THREE

9'7 x 13'0 (2.92m x 3.96m)

BEDROOM FOUR

9'7 x 9'10 (2.92m x 3.00m)

BEDROOM FIVE

8'1 x 13'11 (2.46m x 4.24m)

FAMILY BATHROOM

6'5 x 8'9 (1.96m x 2.67m)

EXTERNALLY

GARAGE



NB 1

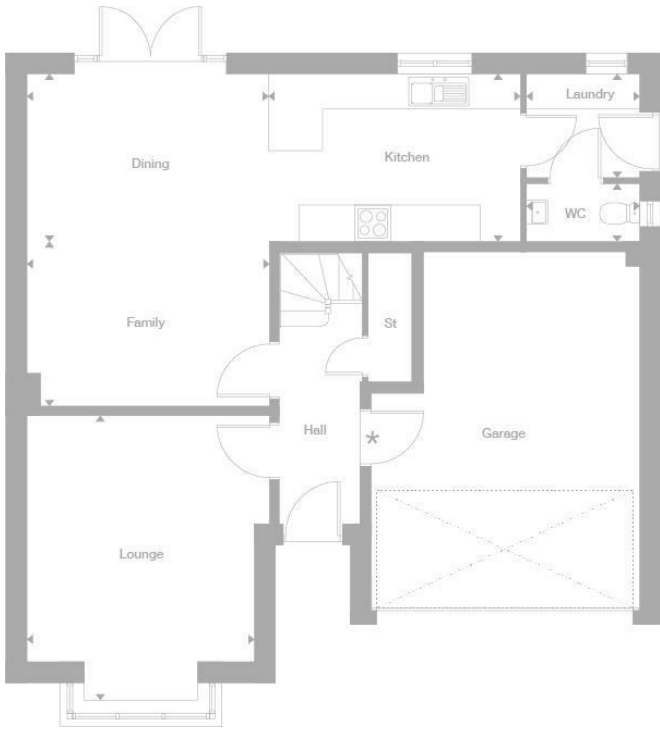
Annual Service Charges / Management Services: £112.14

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Couch Close, Hartlepool, TS27 3DQ



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. We 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.

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 

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