



\*\*\* REDUCED \*\*\* CLOSE TO THE SEAFRONT/BEACH \*\*\* A bright and airy modern three bedroom end terraced property offering well planned accommodation, spread over three floors. Built by Persimmon Homes to the popular 'Saunton' design and within a 'stone's throw' of the seafront. An ideal purchase for a first time buyer or young family, with the benefit of a generous landscaped rear garden and double drive to the front. The home further benefits from gas central heating, features uPVC double glazing and is well positioned within the development. The internal layout comprises: entrance porch through to a spacious front lounge, the inner hall incorporates stairs to the first floor and access to a useful guest cloakroom/WC, the kitchen/diner is fitted with modern units and includes a range of built-in appliances, with a single panel door opening to the garden. To the first floor are two bedrooms and the family bathroom, whilst to the second floor is a good size master bedroom and en-suite shower room. Externally is a low maintenance double drive to the front, with the enclosed private rear garden having lawn and paved patio areas.

Marine Point is a new development in Hartlepool, close to the Headland. This impressive new development, located on the seafront, offers a mix of two, three and four bedroom properties, providing an attractive and desirable setting for prospective buyers.

**Sapphire Way, Marine Point, Hartlepool, TS24 0AN**

**3 Bed - House - Townhouse**

**£159,950**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**

# Sapphire Way, Hartlepool, TS24 0AN

## GROUND FLOOR

### ENTRANCE

Accessed via double glazed composite entrance door, internal door through to:

### LOUNGE

14'9 x 11'9 (4.50m x 3.58m)

A generous lounge with uPVC double glazed window to the front aspect, double radiator, storage cupboard, access to:

### INNER HALLWAY

Stairs to the first floor, access to guest cloakroom/WC.

### DOWNSTAIRS CLOAKROOM WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, low level WC, extractor fan, single radiator.

### DINING KITCHEN

12'7 x 7'9 (3.84m x 2.36m)

Fitted with a modern range of dove off white units to base and wall level with complementary work surfaces incorporating an inset single sink with drainer, stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, integrated washing machine, concealed gas central heating boiler, uPVC double glazed window to the rear aspect, modern laminate flooring, uPVC double glazed door to the rear garden, double radiator.

## FIRST FLOOR

### LANDING

Stairs to the second floor, single radiator, access to bedrooms two and three, alongside the family bathroom.

### BEDROOM

11'9 x 10'5 (3.53m x 3.18m)

Two uPVC double glazed windows to the front aspect, single radiator.

### BEDROOM

11'9 x 8'9 (3.58m x 2.67m)

uPVC double glazed window overlooking the rear garden, single radiator.

### FAMILY BATHROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to splashback, fitted extractor fan.

## SECOND FLOOR

### LANDING

Good size storage cupboard.



Not to Scale. Produced by The Plan Portal 2025  
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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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
EU Directive 2002/91/EC		
England & Wales		

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