





High Street, Greatham, HARTLEPOOL, TS25 2EN

manners & harrison

welcome to

High Street, Greatham HARTLEPOOL

Prospect Farm is an exceptional four-bedroom detached farmhouse style home, beautifully presented throughout and enjoying a wonderful semi-rural setting with stunning countryside views.

Entrance Porch
Five lock door to front, Inner feature door with wood and glass partion door entrance hall.

Entrance Hall
Includes a wide staircase to the first floor, solid wood flooring, and two thermostatically controlled radiators.

Lounge
Features a front-facing window with rural views, an open feature fireplace with a log burner, coved cornicing, central and wall lighting (including feature window lighting), and two thermostatically controlled radiators.

Dining Room
Features a front-facing window with rural views, coved cornicing, a double thermostatically controlled radiator, an exposed full-width brick-built open fireplace with a log burner, and solid oak flooring.

Conservatory
Includes two walk-in utility cupboards with built-in storage, Italian tiled flooring, a radiator, and French doors opening to the rear.

Cloakroom
Equipped with a low-level flush WC, wash hand basin with storage below, and a black heated towel rail.

Kitchen
The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and coordinating splashback tiling. Features include a central island with additional drawer storage and housing for mats and trays, a 'Stoves' range cooker with induction hob and extractor hood, an integrated microwave with two separate warming drawers, a 15-place integrated dishwasher, and a composite sink with boiling water tap supplied by an RO water filter and macerator. Further benefits include Italian tiled flooring, coved cornicing, spotlights with under-counter lighting and mood feature top lighting, with a stable-style door providing access to the rear lobby.

Utility Room
Features a rear window, plumbing/recess for a washing machine, an external vent for a dryer, the boiler, and wall and base units with two good-sized work surfaces.

Rear Lobby
Includes a door to the rear, windows on either side, a large built-in storage cupboard, and a chrome heated towel rail.

First Floor Landing
Window to side, thermostatically controlled radiator.

Bedroom 1
Window to side, thermostatically controlled radiator, two built in cupboards.

En-Suite
Vanity wash hand basin, shower cubicle, built in low level low flush WC.

Bedroom 2
Window to front with rural views, thermostatically controlled radiator, dado rail, radiator, full width fitted wardrobes with floor to ceiling sliding doors, large loft hatch access.

Bedroom 3
Window to front with rural views, thermostatically controlled radiator.

Bedroom 4
Window to front with rural views, double width built in wardrobes, thermostatically controlled radiator.

Bathroom
Standalone bath, double width vanity wash hand basin with mixer tap, walk in shower cubicle including rainfall shower head and





hand held attachment, concealed cistern low level low flush WC, window to side, thermostatically controlled chrome heated towel rail.



Front Garden
Planted boarders, ample off street parking for upto 4 cars.

Rear Garden
Beautiful secluded countrystyle garden with mature and well stocked borders and fruit trees, wildlife pond with water feature, four large garden sheds, greenhouse, woodstore, two large patio areas, extra gravel parking area..

Agents Note
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.

Agents Note
We wish to make viewers aware of the presence of a garden pond to the property. We ask that you take care when viewing the property gardens and keep children beside you at all times.



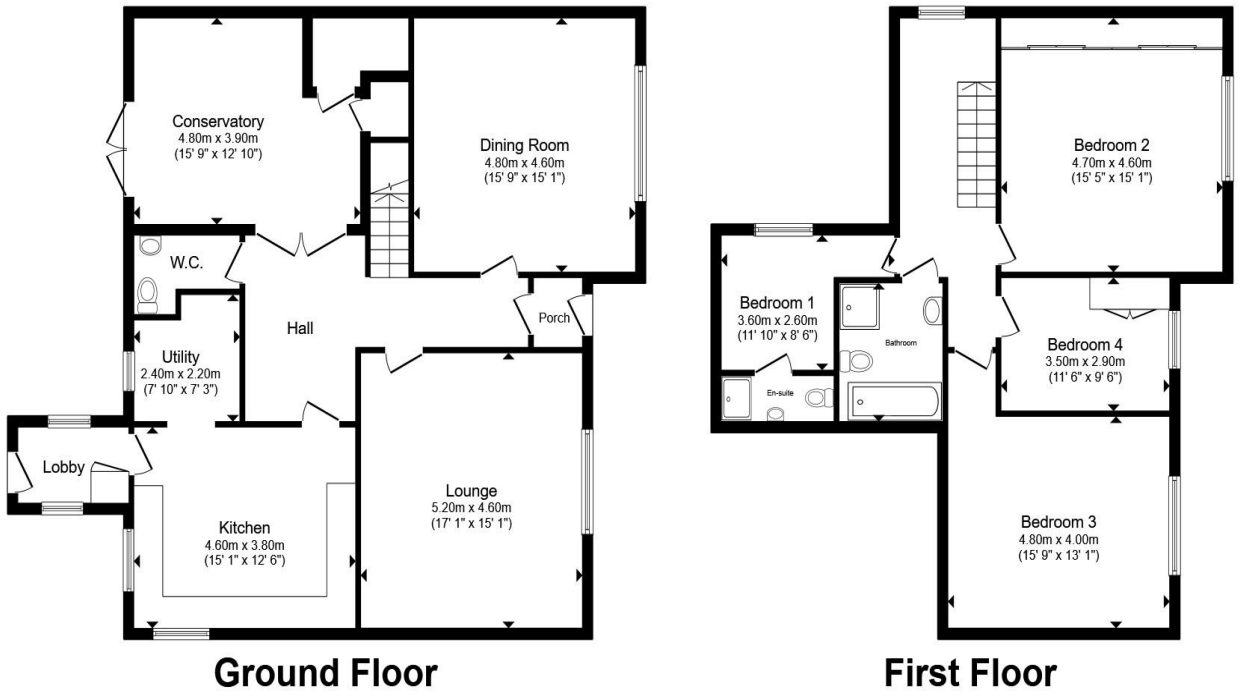
welcome to

High Street, Greatham HARTLEPOOL

- FARMHOUSE STYLE HOME
- COUNTRYSIDE VIEWS
- MULTIPLE RECEPTION ROOMS
- FRONT & REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£450,000



Total floor area 194.8 m² (2,097 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

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The Property Ombudsman

Property Ref:
HAR120835 - 0007

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