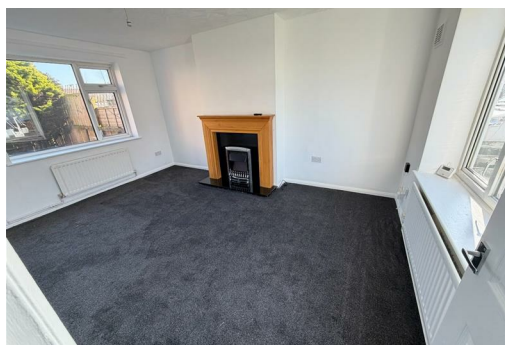




*** NO CHAIN INVOLVED *** A recently refurbished and upgraded TWO BEDROOM end terraced property. An ideal purchase for a first time buyer or possible investment opportunity, with a modern refitted kitchen and bathroom, new flooring and neutral decoration throughout. The property further features gas central heating via an upgraded Baxi boiler, with guarantee until 23/8/2029, and uPVC double glazing, whilst in brief the layout comprises: entrance hall through to a spacious dual aspect lounge, the refitted kitchen offers modern units and space for free standing appliances, with the rear lobby giving access to the garden and a useful utility area. To the first floor are two large bedrooms and the modern refitted bathroom which incorporates a three piece white suite and chrome fittings. The property is located at the top of the cul-de-sac with gardens to three sides and great potential. Loch Grove is located off Laird Road with easy access to schools and amenities. VIEWING RECOMMENDED.

Loch Grove, Hartlepool, TS25 3LP
2 Bedroom - House - End Terrace
£83,950
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



GROUND FLOOR

ENTRANCE HALL

3'3 x 5'11 (0.99m x 1.80m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, newly fitted carpet, stairs to the first floor, single radiator, access to:

DUAL ASPECT LOUNGE

15'1 x 10'5 (4.60m x 3.18m)

A good size dual aspect lounge with uPVC double glazed windows to the front and rear aspects, feature fire surround, newly fitted carpet, two single radiators.

KITCHEN

9'11 x 11'1 (3.02m x 3.38m)

Refitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for washing machine, recess for cooker, 'laminated' effect vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

REAR LOBBY

uPVC double glazed door to the rear garden, built-in storage cupboard, access to utility area.

UTILITY AREA

4'9 x 7'11 (1.45m x 2.41m)

Matching 'laminated' effect vinyl flooring, built-in storage, window to the rear aspect.

FIRST FLOOR

LANDING

Newly fitted carpet, uPVC double glazed window to the rear aspect, hatch to loft space.

BEDROOM ONE

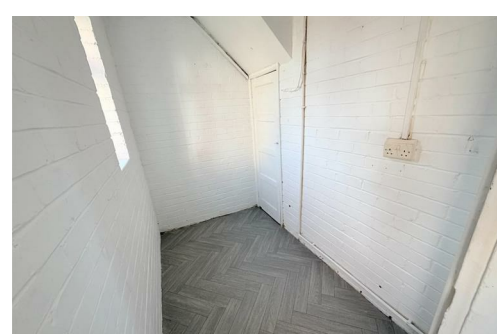
15'1 x 10'4 (4.60m x 3.15m)

A good size master bedroom with built-in storage cupboard housing gas central heating boiler, newly fitted carpet, single radiator.

BEDROOM TWO

9'3 x 14'4 (2.82m x 4.37m)

uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.



Loch Grove, Hartlepool, TS25 3LP

BATHROOM/WC

5'6 x 7'11 (1.68m x 2.41m)

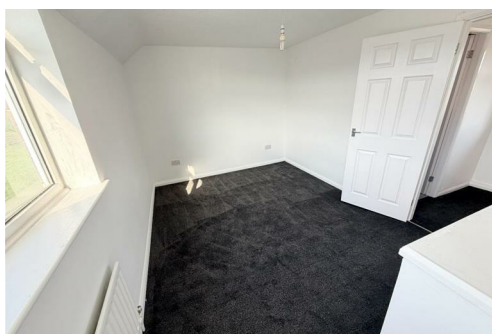
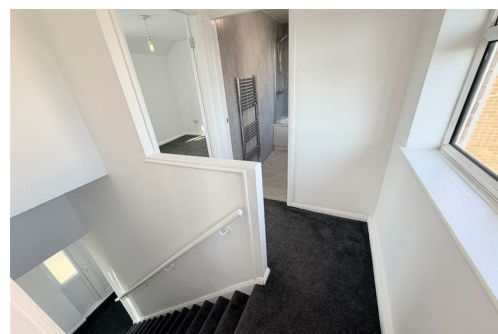
Fitted with a modern three piece suite comprising: panelled bath with dual taps and chrome shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, panelling to walls and ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

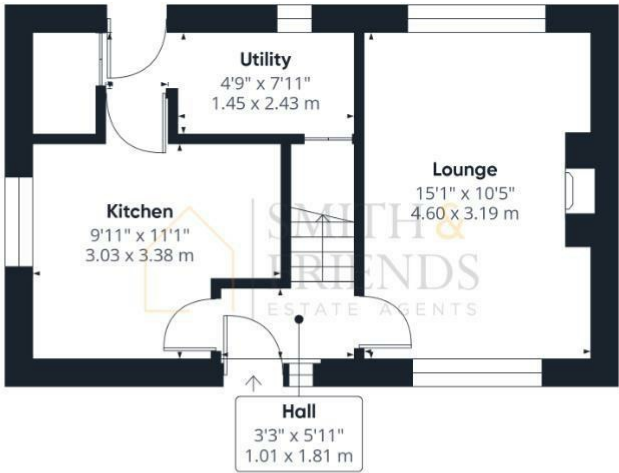
The property occupies a set back position at the top of the cul-de-sac, with gardens to three sides. The gardens are in need of some attention, yet offer great potential to a prospective buyer.

NB

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.



Loch Grove, Hartlepool, TS25 3LP



Ground Floor



Floor 1

Approximate total area⁽¹⁾
713 ft²
66.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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. 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.

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