



Grantham Avenue, TS26 9QT
2 Bed - House - Detached
Offers In Excess Of £190,000

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Grantham Avenue, TS26 9QT

Offered with "NO FORWARD CHAIN" this deceptively spacious detached property will certainly appeal to a variety of potential buyers, with generously proportioned rooms this lovely home comes with viewing strongly recommended. Positioned just off Park Road close to well regarded schools, local amenities and main commuter routes.

The accommodation comprises of: entrance hall, bay fronted lounge with feature oak fire surround, separate dining room and kitchen with French doors opening onto the rear decking. To the first floor are two double bedrooms (both with a range of fitted furniture) and luxurious shower room.

Externally, to the front of the property there is an enclosed forecourt. To the rear, the landscaped rear garden is low maintenance with mature shrubbery with a suntrap decking area.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

LOUNGE

14'9 x 13' (4.50m x 3.96m)

Solid oak doors, uPVC double glazed window, radiator, feature oak fireplace with living flame fire.

DINING ROOM

11'5 x 13'1 (3.48m x 3.99m)

Two useful built-in storage cupboards, radiator, opening into the kitchen.

KITCHEN

16'4 x 8'3 (4.98m x 2.51m)

Fitted with a range of wall and base units having granite work surfaces, integrated sink/drain unit, plumbing for washing machine, radiator, French doors leading to rear garden, double glazed window.

FIRST FLOOR

LANDING

Access to roof void.

BEDROOM 1

15'9 x 11'9 (4.80m x 3.58m)

Double glazed window, radiator, built-in wardrobes.

BEDROOM 2

9'4 x 12'1 (2.84m x 3.68m)

Double glazed window, fitted bedroom furniture with dressing area, storage cupboard, radiator.

SHOWER ROOM

Double glazed window, fitted with a walk-in double width shower cubicle, vanity wash hand basin, low level low flush WC, partial tiling to walls, radiator.

EXTERNALLY

To the front of the property there is an enclosed forecourt. To the rear of the property there is an enclosed, private garden, south facing, gravelled area, decked and lawn surrounded by mature trees and shrubbery.

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.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

COUNCIL TAX BAND: C



Grantham Ave

Approximate Gross Internal Area
1028 sq ft - 95 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022



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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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