



Glentower Grove, Seaton Carew, TS25 1DR
4 Bed - House - Detached
£295,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: C



Glentower Grove Seaton Carew, Hartlepool, TS25 1DR

A generously extended and enhanced FOUR BEDROOM detached property occupying a large plot in the corner of Glentower Grove. The home offers accommodation ideal for family requirements with lounge, dining room and conservatory, alongside a walk-in wardrobe and modern en-suite to the master bedroom. With extensive gardens there is scope to further extend/develop (subject to planning). The side and rear gardens offer a great space for families to enjoy, whilst there is ample off street parking/hard standing space, double garage and further double drive to the front. An internal viewing comes recommended to appreciate the space, position and undoubted further potential on offer.

The accommodation is warmed by gas central heating, features uPVC double glazing and CCTV, and briefly comprises: entrance porch through to the entrance hall and into a generous family lounge which links to the extended dining room and through to the conservatory. The extended kitchen/breakfast room features an integral door to the double garage. To the first floor are four bedrooms, the master with upgraded en-suite and walk-in wardrobe, the remaining bedrooms are served by the modern refitted family bathroom which incorporates a three piece suite and chrome fittings.

Externally the property is set back in the corner of Glentower Grove in a popular part of Seaton Carew, close to the seafront, with access via Station Lane. The low maintenance front garden is enclosed by a brick boundary wall with double wrought iron gates opening to a block paved driveway in front of the double garage. The side garden is predominantly lawned with double timber gates opening to a hardstanding space, ideal for further off street parking/space for a motor home. The enclosed rear garden has lawn and patio areas. A unique and rare opportunity.











GROUND FLOOR

ENTRANCE PORCH

6'11 x 4'8 (2.11m x 1.42m)

Accessed via double glazed composite entrance door with uPVC double glazed side screen, two uPVC double glazed windows, laminate flooring, glazed internal door with attractive stained glass and glazed side panel.

ENTRANCE HALL

Laminate flooring, spindled staircase to the first floor with newel post, dado rail, single radiator, glazed internal doors.

FAMILY LOUNGE

12'5 x 16' (3.78m x 4.88m)

A comfortable family lounge with a large uPVC double glazed window to the front aspect, modern fire surround with electric fire, fitted carpet, wall mounted television point, double radiator, double doors through to:

EXTENDED STUDY/DINING ROOM

7'6 x 15'11 (2.29m x 4.85m)

STUDY AREA

Linking to the dining area with coving to ceiling and double radiator.

DINING AREA

Double doors with glazed inserts and matching side screens to the conservatory, additional access to the kitchen, coving to ceiling.

CONSERVATORY

17'4 x 9'5 (5.28m x 2.87m)

Fitted with modern laminate flooring, log burner, uPVC double glazed French doors and windows.

EXTENDED KITCHEN

10'5 x 18'8 (3.18m x 5.69m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset corner sink with mixer tap, recess for cooking range with extractor hood over, tiling to splashback, recess for 'American' style fridge/freezer, glass fronted display cabinets to eye-level, tiled flooring, under stairs storage cupboard, integral door to the garage, breakfast bar area, inset spotlighting to the ceiling, wall mounted electric radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, dado rail, hatch to loft space, access to:

BEDROOM ONE

12'7 x 13' (3.84m x 3.96m)

A generous master bedroom with uPVC double glazed window to the front aspect, wall mounted television point, single radiator, WALK-IN WARDROBE (5'2 x 5'7) (1.57m x 1.70m) with hanging rail, shelving and light.

EN-SUITE SHOWER ROOM/WC

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

Refitted with a beautiful three piece suite and chrome fittings comprising: corner shower with 'waterfall' style overhead shower and separate attachment, protective glass shower screen, circular wash hand basin with mixer tap over and vanity drawer below, concealed WC with white gloss

back and vanity area above, attractive panelling to walls, wall mounted vanity mirror, uPVC double glazed window to the rear aspect, mirrored chrome towel radiator.

BEDROOM TWO

10'4 x 11'4 (3.15m x 3.45m)

uPVC double glazed window to the front aspect, modern laminate flooring, recessed wardrobe area, convector radiator.

BEDROOM THREE

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

uPVC double glazed window to the rear aspect, built-in double wardrobe, single radiator.

BEDROOM FOUR

8' x 8'4 (2.44m x 2.54m)

Currently used as a home office, with laminate flooring, uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM/WC

8'5 x 5'6 (2.57m x 1.68m)

Refitted with a beautiful three piece white suite and chrome fittings comprising: panelled bath with mixer tap, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to walls, inset spotlighting to the ceiling, wall mounted vanity mirror, uPVC double glazed window to the rear aspect, mirrored chrome towel radiator.

EXTERNALLY

The property is set back on an enviable plot in the corner of Glentower Grove, with extensive gardens to three sides. The front is partly block paved to provide useful off street parking with access via double wrought iron gates. The large side garden is predominantly lawned, with a further area for additional off street parking/hard standing space, ideal for a motorhome. A gate leads through to the enclosed rear garden, with large patio area, hot tub area (hot tub not included but could be sold under separate negotiation), generous lawn, fenced boundaries and greenhouse. An ideal space for entertaining family and friends, whilst enjoying a high degree of privacy.

DOUBLE GARAGE

12'8x 19'1 plus 9'2 x 19'6 (3.86mx 5.82m plus 2.79m x 5.94m)

Divided into two areas, with up and over access doors, front and rear uPVC double glazed 'barn' style doors, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, overhead storage space.

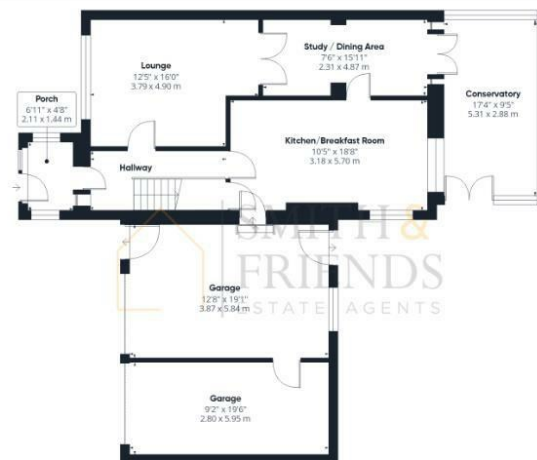
NB

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.





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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1849 ft²

171.8 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.

GIRAFFE 360

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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