



Linden Grove, TS26 9PU
3 Bed - House - Semi-Detached
£195,000

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



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Linden Grove Hartlepool TS26 9PU

A traditional THREE BEDROOM semi-detached property occupying a pleasant position on Linden Grove with low maintenance gardens, off street parking and attached garage. The spacious accommodation features TWO RECEPTION ROOMS and a long kitchen measuring over 20ft. The home is warmed by gas central heating, benefits from uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a useful ground floor WC, the bay fronted reception room includes a feature fire surround and gas fire with the rear reception room overlooking the rear garden. The kitchen/breakfast room is fitted with a range of units with space for free standing appliances. To the first floor are three bedrooms, two doubles and one single which are served by the shower room with separate WC. Externally are low maintenance gardens, driveway and attached garage.











GROUND FLOOR

ENTRANCE HALL

13'9 x 3'4 (4.19m x 1.02m)

Accessed via uPVC double glazed entrance door, staircase to the first floor with under stairs storage cupboard, delft rack, single radiator, access to:

GUEST CLOAKROOM/WC

9' x 3'1 (2.74m x 0.94m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with dual taps and tiled splashback, low level WC, laminate flooring, uPVC double glazed window to the front aspect.

FRONT LOUNGE

12'6 x 12'6 (3.81m x 3.81m)

A comfortable family lounge with feature fire surround, 'marble' style back and base and inset gas fire, uPVC double glazed curved bay window to the front aspect, picture rail, double radiator.



REAR RECEPTION ROOM

12'4 x 12' (3.76m x 3.66m)

Feature fire surround with 'marble' style back and base, inset gas fire, uPVC double glazed curved bay window looking out to the rear garden, picture rail, double radiator.

KITCHEN/BREAKFAST ROOM

20'4 x 6'11 (6.20m x 2.11m)

Fitted with a range of units to base and wall level with roll-top work surfaces, double stainless steel sink with dual taps, tiled splashback, recess for cooking range, space for free standing fridge/freezer, recess for washing machine, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear garden, single radiator.

FIRST FLOOR

LANDING

13'8 x 3'8 (4.17m x 1.12m)

uPVC double glazed window to the side aspect, coving to ceiling, access to:

BEDROOM ONE

13' x 9'10 (3.96m x 3.00m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed curved bay window to the front aspect, double radiator.



BEDROOM TWO

12' x 10'3 (3.66m x 3.12m)

Built-in wardrobes with sliding doors, uPVC double glazed window overlooking the rear garden, double radiator.

BEDROOM THREE

7'6 x 6'8 (2.29m x 2.03m)

uPVC double glazed window to the front aspect, picture rail, single radiator.

SHOWER ROOM

8'10 x 6'8 (2.69m x 2.03m)

Fitted with a two piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower, inset wash hand basin with central mixer tap and white gloss cabinet below, attractive tiling to splashback, built-in storage cupboard, uPVC double glazed window to the rear aspect, single radiator.

SEPARATE WC

3'3 x 3'3 (0.99m x 0.99m)

Fitted with a low level WC in white, part tiled walls, laminate flooring, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a low maintenance part lawned front garden with a paved driveway allowing useful off street parking via double wrought iron gates. The enclosed rear garden should, again, prove to be low maintenance, with a paved patio area, lawn, part planted border and fenced boundaries.

GARAGE

16'1 x 12'8 (4.90m x 3.86m)

A larger than average garage accessed via an up and over door to the front, personal door from the rear garden, uPVC double glazed window to the rear aspect, lighting and sockets.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1265 ft²
117.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.

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