



#### Public Notice

Smith and Friends are now in receipt of an offer for the sum of £125,000 for 1, Greenhow Grove, Hartlepool, Cleveland, TS25 1EQ.

Anyone wishing to place an offer on the property should contact Smith & Friends, 106, York Road, HARTLEPOOL, Cleveland, TS26 9DE telephone number 01429 891 100 prior to exchange of contracts.

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious THREE BEDROOM dormer style bungalow with extended accommodation ideal for a variety of buyers. The home is in need of attention yet offers great potential and comes with an internal viewing recommended. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hall with stairs to the first floor, spacious through lounge/dining room with double doors into the kitchen/breakfast room, long utility, garage room, WC and ground floor shower room. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes. Externally are gardens to the front and rear, with a paved driveway providing useful off street parking. Greenhow Grove is located off Castleton Road in a popular part of Seaton Carew close to the seafront and a short walk from amenities and transport links. EPC Rating: D

**Greenhow Grove, Hartlepool, TS25 1EQ**  
**3 Bed - Bungalow - Dormer Semi Detached**  
**£130,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Greenhow Grove, Hartlepool, TS25 1EQ



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching side screen, spindled staircase to the first floor, access to ground floor shower room and the main lounge.

### THROUGH LOUNGE/DINING ROOM

21'10 x 10'1 (6.65m x 3.07m)

A good size lounge/dining room with uPVC double glazed bow window to the front aspect, feature fire surround, coving to ceiling, double radiator, double doors through to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

15'6 x 14'6 (4.72m x 4.42m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset double sink with drainer and mixer tap, built-in double oven with separate four ring gas hob and extractor hood over, tiling to splashback, three uPVC double glazed windows, uPVC double glazed side door to the utility area, double radiator.

### UTILITY ROOM

24'9 x 6' (7.54m x 1.83m)

A long utility with uPVC access door to the front, additional uPVC door to the rear garden, gas central heating boiler, fitted worktop, tiled flooring, plastic roof, access to garage room.

### GARAGE ROOM

15'7 x 9'6 (4.75m x 2.90m)

In need of attention, with uPVC double glazed window to the front aspect, double radiator, access to guest WC.

### WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, uPVC double glazed window into the utility.

### GROUND FLOOR SHOWER ROOM/WC

7'3 x 5'3 (2.21m x 1.60m)

Fitted with a three piece suite comprising: corner shower, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiled walls and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to bedrooms.

### BEDROOM ONE

12'9 x 8'8 (3.89m x 2.64m)

Built-in wardrobes with bed recess and matching overhead storage space, large uPVC double glazed window to the front aspect, built-in storage cupboard, single radiator.



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## BEDROOM TWO

11'9 x 7'11 (3.58m x 2.41m)

Built-in wardrobes, uPVC double glazed window to the rear aspect.

## BEDROOM THREE

8'8 x 7'9 (2.64m x 2.36m)

uPVC double glazed window to the rear aspect, single radiator.

## EXTERNALLY

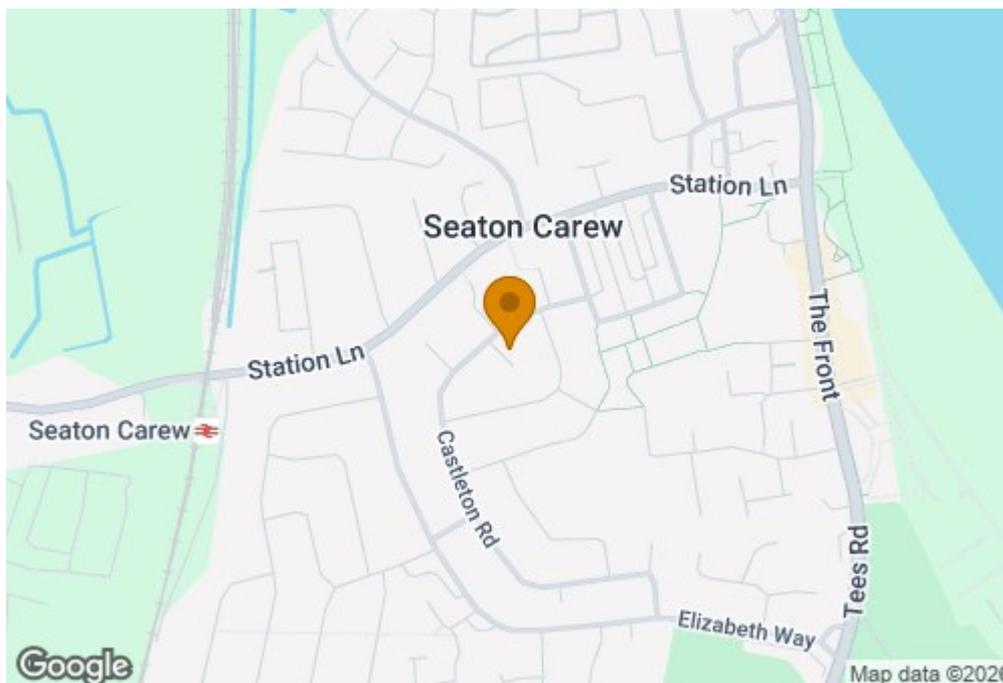
The property features a part lawned front garden enclosed by a brick boundary wall and a paved driveway provides useful off street parking. The enclosed rear garden is generous in size with lawn and patio areas.

## NB 1

All services/appliances have not and will not be tested.

## NB 2

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.

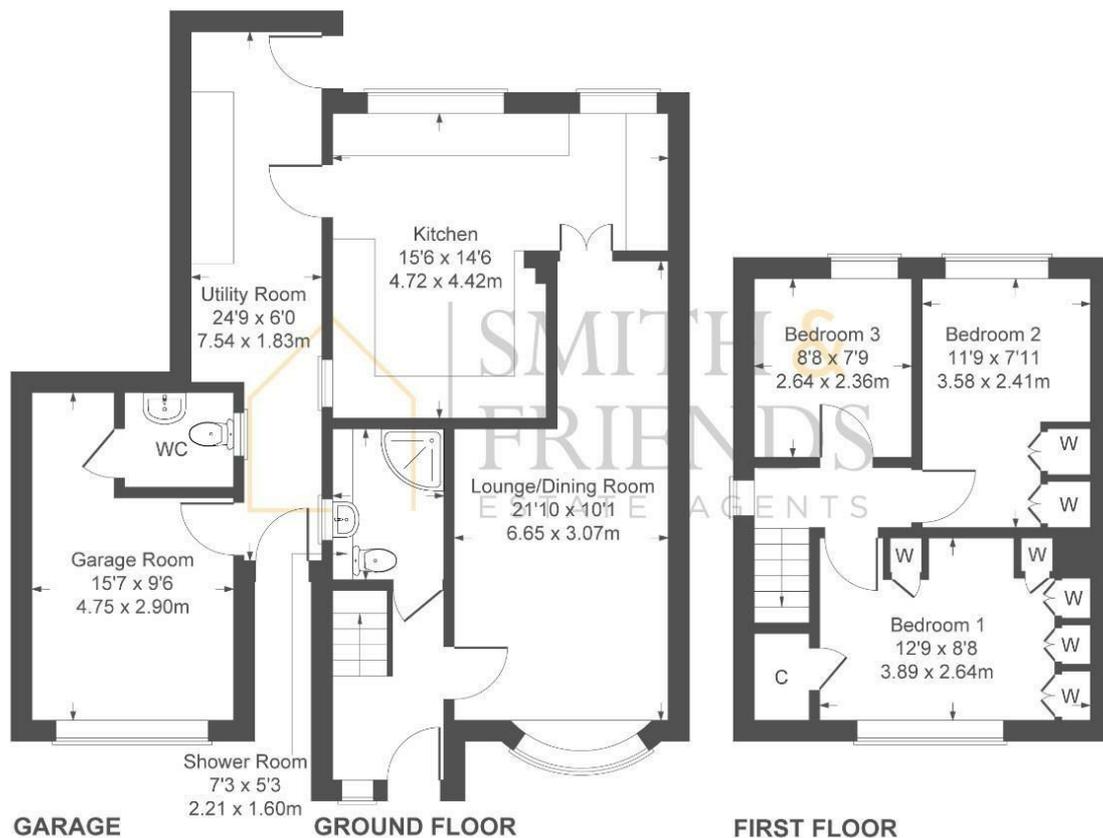


# Greenhow Grove, Hartlepool, TS25 1EQ



## Greenhow Grove

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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