



Grantham Avenue, TS26 9QT
3 Bed - House - Semi-Detached
Offers Over £190,000

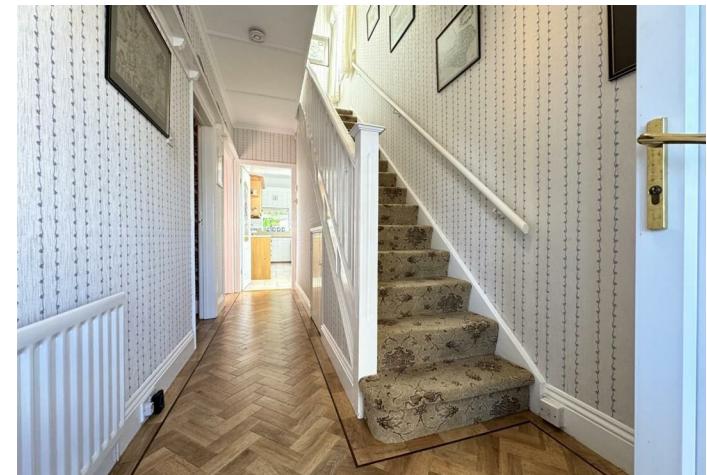
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Grantham Avenue Hartlepool TS26 9QT

REDUCED NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive three bedroom semi-detached property offering well cared for and immaculately presented accommodation, ideal for family requirements. The home occupies a pleasant position with low maintenance front garden, off street parking, garage and generous SOUTH FACING REAR GARDEN. The accommodation features TWO RECEPTION ROOMS and further benefits from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room incorporating patio doors to the rear garden. The kitchen is fitted with an attractive range of 'oak' style units with granite worktops and includes a built-in oven and hob, with further space for free standing appliances. To the first floor are three bedrooms and the shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden with double gates opening to a block paved driveway. A further set of high timber gates open to an additional block paved area for off street parking/secure hard standing space which leads to the garage. The generous south facing rear garden has lawn and patio areas with a planted border and should prove to be a suntrap in the summer months. Grantham Avenue is conveniently located within a short stroll of Hartlepool town centre and close to both schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

6'11 x 3'5 (2.11m x 1.04m)

Accessed via uPVC entrance door, uPVC double glazed windows, tiled flooring, panelling to ceiling, uPVC internal door with attractive uPVC double glazed stained glass side screens and matching fanlight above.

ENTRANCE HALL

5'11 x 16'6 (1.80m x 5.03m)

A deep entrance hall which is fitted with attractive Karndean flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, delft rack, coving to ceiling, single radiator, access to both reception rooms and kitchen.

FRONT RECEPTION ROOM

11'11 x 12'6 (3.63m x 3.81m)

Currently used as a dining room with large uPVC double glazed bay window to the front aspect, beautiful stone fire surround with inset 'coal' effect gas fire, attractive laminate flooring, detailed ceiling with deep coving, curved single radiator to the bay window.

REAR RECEPTION ROOM

11'10 x 17'9 (3.61m x 5.41m)

Currently used as a sitting room with a beautiful 'marble' style fire surround incorporating chrome inset 'coal' effect gas fire, uPVC double glazed patio doors opening to the rear garden, detailed ceiling with deep coving, television point, single radiator.

KITCHEN

5'9 x 14'6 (1.75m x 4.42m)

Fitted with an attractive range of oak units to base and wall level with beautiful granite worktops and matching splashback incorporating an inset stainless steel sink with chrome mixer tap over, built-in electric double oven with four ring gas hob above, all finished in brushed stainless steel, tiling to walls, recess for fridge and separate freezer, recess with plumbing for washing machine, four drawer unit to base level, wine rack to base and eye-level, uPVC double glazed window to the side aspect, glazed window to the rear aspect, uPVC side door with uPVC double glazed fanlight above, attractive tiled flooring, under stairs storage cupboard, coving to ceiling, single radiator.



BEDROOM TWO

9'5 x 13'9 (2.87m x 4.19m)

A generous second bedroom with wall to wall fitted wardrobes, uPVC double glazed window overlooking the rear garden, detailed ceiling with coving, single radiator.

BEDROOM THREE

6' x 7'2 (1.83m x 2.18m)

'Oak' style laminate flooring, uPVC double glazed window to the front aspect, detailed ceiling with coving, single radiator.

SHOWER ROOM/WC

5'9 x 4'10 (1.75m x 1.47m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, tiling and panelling to splashback areas, 'tile' effect laminate flooring, two uPVC double glazed windows, coving to ceiling, hatch to loft space, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance front garden with double wrought iron gates opening to a block paved driveway providing useful off street parking. Double timber gates open to an additional block paved area providing further off street parking, whilst leading to the garage. The enclosed rear garden incorporates patio and lawned areas with an established border. The rear garden is south facing and should prove to be a suntrap in the summer months.

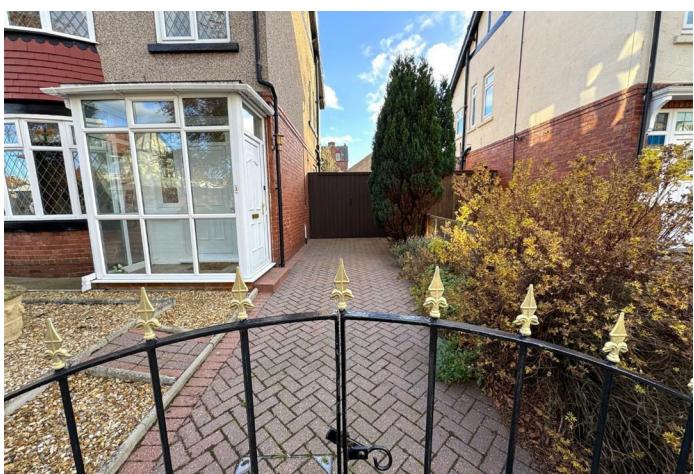
GARAGE

8'1 x 16'7 (2.46m x 5.05m)

Accessed via an up and over door to the front.

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.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, access to bedrooms and bathroom.

BEDROOM ONE

10' x 12'5 (3.05m x 3.78m)

A good size master bedroom which benefits from wall to wall fitted wardrobes, curved uPVC double glazed bay window to the front aspect, detailed ceiling with coving, curved single radiator to the bay.

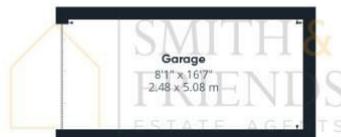




Ground Floor Building 1



Floor 1 Building 1



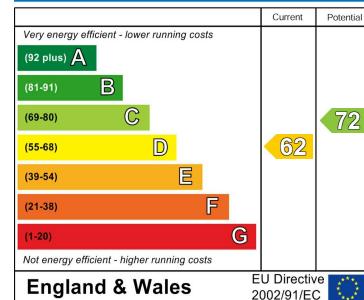
Ground Floor Building 2

Approximate total area⁽¹⁾

1157 ft²
107.4 m²



Energy Efficiency Rating



(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

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



**SMITH &
FRIENDS**
ESTATE AGENTS