



Iber Grove, Hartlepool, TS25 3HH
2 Bed - House
£104,950

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



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Iber Grove, TS25 3HH

Positioned on a favourable corner plot, this spacious two bedroom end terraced property on Iber Grove in a popular part of the Owton Manor Estate and within walking distance of the Fens shops. tastefully upgraded and modernised, the home would make an ideal purchase for a first time buyer or possible investment opportunity and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a dual aspect family lounge with feature fire surround, gas fire and French doors to the rear garden. The modern kitchen/diner is fitted with units to base and wall level and offers space for free standing appliances. To the first floor are two good sized bedrooms with storage, they are served by the modern white and chrome family bathroom.. Externally are gardens to the front and rear. A useful 'lean-to' storage area to the side of the property is accessed to the front and rear with additional access from the kitchen. Externally the rear and side gardens are fully enclosed and have been landscaped for easy maintenance. The enclosed font garden is laid to lawn.

GROUND FLOOR

ENTRANCE

uPVC DG glass panelled door, radiator and staircase to first floor landing

LOUNGE

Dual aspect with uPVC DG window to front, uPVC DG French doors opening onto the rear garden, living flame coal effect gas fire with modern surround and radiator.

KITCHEN

Fitted with a range of modern wall, base and drawer units with contrasting work surfaces and centre island. Inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven. Plumbing for washing machine, dishwasher and dryer, space for fridge freezer. uPVC DG window to rear and side, uPVC DG glass panelled door opening on to the side of the property.

FIRST FLOOR

LANDING

uPVC DG window to rear, loft access and radiator.

BEDROOM 1

uPVC DG window to rear, and radiator.

BEDROOM 2

uPVC DG window to side and radiator

FAMILY BATHROOM

Modern white and chrome suite with P shape panelled bath, electric shower over and glass shower screen. Pedestal wash

hand basin, low level WC. Heated chrome towel rail and uPVC DG window.

EXTERNALLY

Positioned on a favourable corner plot, the rear and side gardens are fully enclosed and have been landscaped for easy maintenance. The enclosed font garden is laid to lawn.







Ground Floor



Floor 1



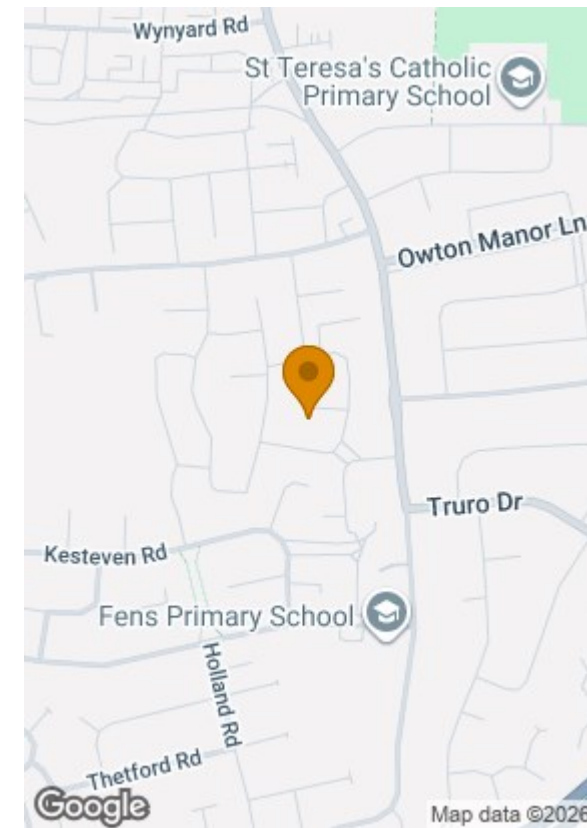
Approximate total area⁽¹⁾

723 ft²
67.3 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
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		
	65	79
	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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