



A tastefully updated four bedroom property offering spacious and well proportioned accommodation. The home occupies a pleasant position, with a stunning westerly facing rear garden, and a short distance from well regarded schools and local amenities. An ideal purchase for a family, with the well presented and upgraded accommodation having uPVC double glazing, gas central heating and further benefitting from two reception rooms and dining kitchen. In brief the layout comprises: entrance vestibule through to the inviting entrance hall, lounge, second reception, dining kitchen (with 'Range' cooker), utility and shower room. To the first floor are four bedrooms and the family bathroom with separate toilet, plus a spacious attic room is on the second floor. Externally, the private rear garden provides a good degree of privacy, with well stocked borders and an immaculate lawn complemented with a patio area. To the front is a well stocked garden leading to the porticoed entrance porch. A drive providing off street parking leads to the garage.

Granville Avenue, Hartlepool, TS26 8NB

4 Bedroom - House - Semi-Detached

£289,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Granville Avenue, Hartlepool, TS26 8NB



GROUND FLOOR

ENTRANCE

HALLWAY

Spindle staircase to first floor landing, radiator, under stairs storage.

LOUNGE

16'7 x 13'3 (5.05m x 4.04m)

Double glazed bay window to front, 'coal' effect electric fire with surround, radiator.

SECOND RECEPTION ROOM

15' x 13'5 (4.57m x 4.09m)

Bay window and double glazed window to rear, 'coal' effect gas fire with surround, radiator.

DINING KITCHEN

20'1 x 11'6 (6.12m x 3.51m)

Fitted with a range of oak wall, base and drawer units with complementary granite worktops, inset sink and drainer with mixer tap, Range Induction cooker, large pantry, three double glazed windows, radiator, door to utility.

UTILITY

12'5 x 8' (3.78m x 2.44m)

Plumbing for washing machine and dryer, space for fridge/freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden.

SHOWER/WET ROOM

8'1 x 2'8 (2.46m x 0.81m)

Wall mounted shower, wash hand basin and high level WC; heated towel rail and uPVC double glazed window.

FIRST FLOOR

BEDROOM 1

16'4 x 12'1 (4.98m x 3.68m)

Double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM 2

13'5 x 12'1 (4.09m x 3.68m)

Two double glazed windows to rear, radiator.

BEDROOM 3

12'3 x 11'7 (3.73m x 3.53m)

Double glazed bay window to rear, built-in storage, radiator.

BEDROOM 4

10'1 x 6'3 (3.07m x 1.91m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath, separate shower cubicle with wall mounted shower and pedestal wash hand basin; co-ordinated tiled walls, radiator, double glazed window.

SEPERATE TOILET

Low level WC, wash hand basin with vanity storage, double glazed window.

ATTIC ROOM

17'9 x 14'6 (5.41m x 4.42m)

Accessed from the first floor landing, two Velux windows, radiator, eaves storage.



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EXTERNALLY

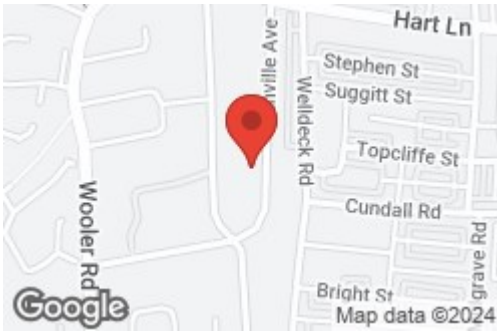
Externally the private rear garden provides a good degree of privacy, with well stocked borders and an immaculate lawn complemented with a sunny patio area. To the front is a well stocked garden leading to the porticoed entrance porch. A drive providing off street parking leads to the GARAGE.

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.



Granville Avenue, Hartlepool, TS26 8NB



Granville Ave
Approximate Gross Internal Area
2325 sq ft - 216 sq m



Not to Scale. Produced by The Plan Portal 2024
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. We 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) 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		

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