



Granville Avenue, Hartlepool, TS26 8ND
3 Bed - House - Mid Terrace
£150,000

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



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Granville Avenue, TS26 8ND

A deceptively spacious THREE BEDROOM mid terraced property with the benefit of TWO RECEPTION ROOMS, generous kitchen and separate utility room. The home is offered to the market for sale vacant possession and comes with an internal viewing recommended. The accommodation features gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a deep entrance hall with stairs to the first floor and access to two connecting reception rooms. The kitchen is fitted with units to base and wall level with a range of integrated appliances included. A useful utility room and guest cloakroom/WC complete the ground floor, whilst to the first floor are three bedrooms, with the generous master bedroom measuring approximately 18ft. The bedrooms are served by the family bathroom which incorporates a three-piece suite. Externally is low maintenance palisade to the front and enclosed yard to the rear. Granville Avenue is well situated within close proximity of Sacred Heart Primary School and Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with spyhole and glazed fanlight above, original tiled flooring, coving to ceiling, glazed door through to the entrance hall.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post and under stairs storage area, fitted carpet, coving to ceiling, convector radiator.

LOUNGE & REAR RECEPTION/DINING AREA

15'0 x 13'6 plus 11'6 x 11'4

LOUNGE AREA: uPVC double glazed bay window to the front aspect, built-in window seat with storage, fitted carpet, fire recess, double radiator, coving to ceiling.

REAR RECEPTION/DINING AREA: Matching carpet, uPVC double glazed window to the rear aspect, convector radiator.

KITCHEN/BREAKFAST ROOM

15'8 x 9'4

Fitted with a range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in oven with oven/grill above, five ring gas hob above, extractor hood over, integrated fridge and freezer, integrated dishwasher, laminate flooring, coving and inset spot lighting to ceiling, uPVC double glazed window, double radiator, door through to the utility room.

UTILITY ROOM

9'4 x 7'0

Matching units and worktop incorporating an inset stainless steel sink unit with mixer tap, wall mounted Baxi gas central heating boiler, tiled flooring, uPVC double glazed window to the side, door to the rear garden, single radiator.

GUEST CLOAKROOM/WC

9'4 x 2'8

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

FIRST FLOOR

HALF LANDING

Fitted carpet, coving to ceiling, hatch to loft space, access to:

BEDROOM THREE

9'10 x 6'5

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

BATHROOM/WC

7'5 x 6'3

Fitted with a three piece white suite comprising: panelled bath with dual taps and chrome shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

MAIN LANDING

Built-in storage cupboard, fitted carpet, coving to ceiling.

BEDROOM ONE

18' x 11'9 excl bay 13'4 into bay

A generous master bedroom with uPVC double glazed bay window to the front aspect, additional uPVC double glazed window to the front, fitted carpet, double radiator.

BEDROOM TWO

12'9 x 11'5

uPVC double glazed window overlooking the rear yard, fitted carpet, single radiator.

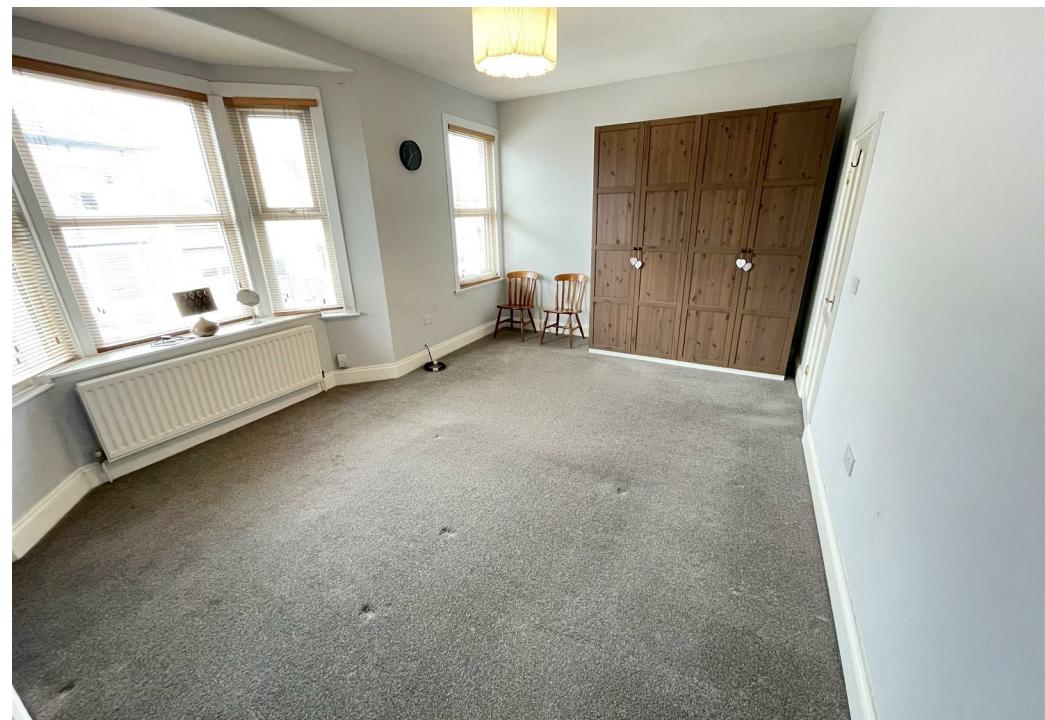
OUTSIDE

The property features a lawned front garden enclosed by a brick boundary wall with paved walkway. The enclosed rear yard includes a useful timber storage shed and gated access.

NB 1

Photos taken prior to tenancy.





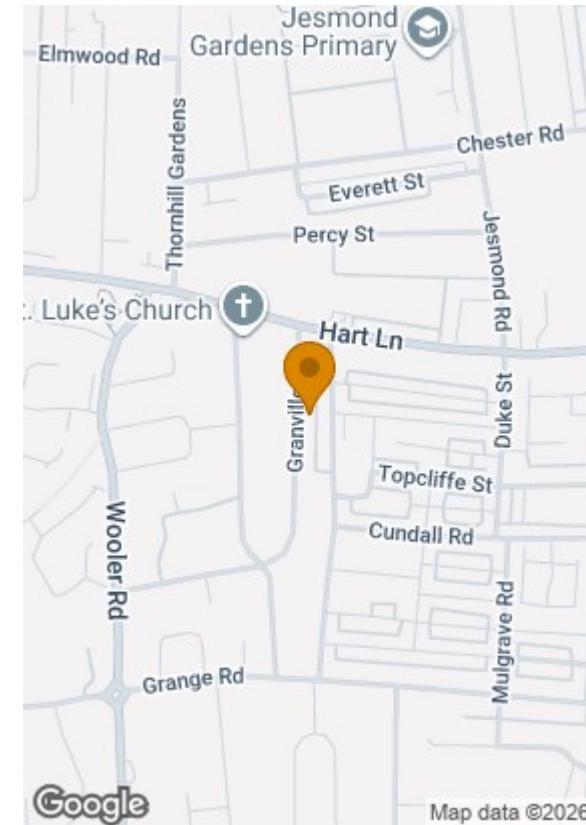


Granville Avenue

Approximate Gross Internal Area
1310 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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