



Eldon Grove, TS26 9LY
6 Bed - House - Semi-Detached
£350,000

Eldon Grove

Hartlepool, TS26 9LY

*** VIEWING RECOMMENDED *** Rarely available, a beautifully charming SIX BEDROOM semi-detached family home on Eldon Grove, within walking distance to the town centre, Ward Jackson Park, primary school and other amenities.

This delightful home 'oozes' kerb appeal and offers deceptively spacious and well proportioned accommodation spread over three floors, with two reception rooms, two bathrooms, generous open plan family room comprising of kitchen, dining and garden room.

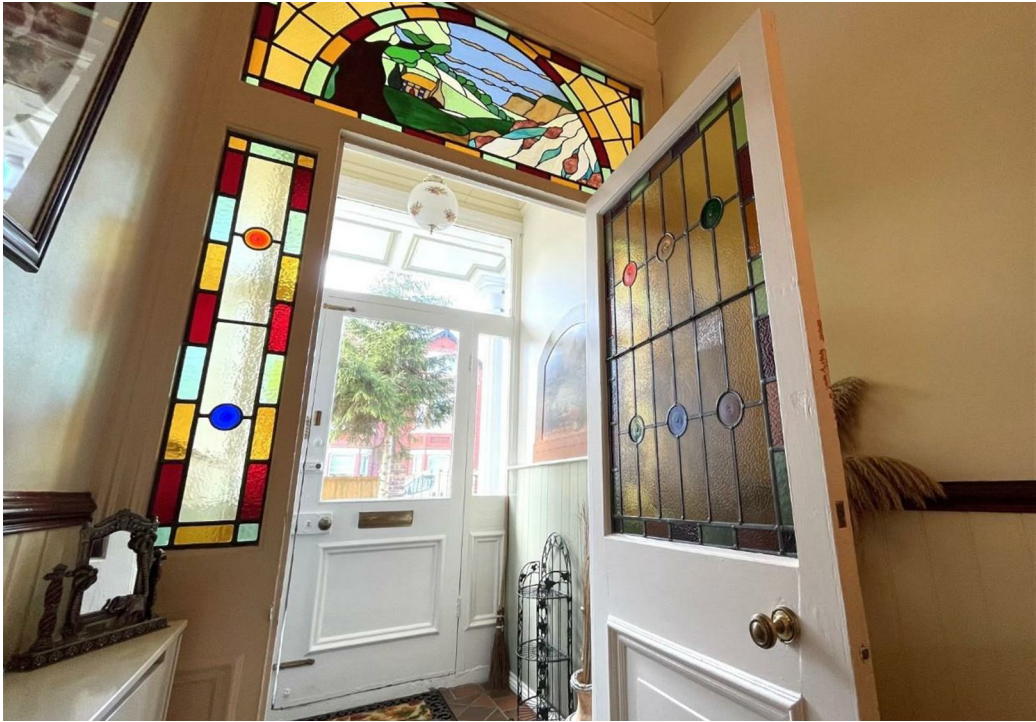
An internal viewing comes recommended to appreciate the versatile space on offer, whilst further benefits include the beautifully restored double glazed sash style windows to the front, uPVC double glazing to the rear, gas central heating, renewed roof, and stunning rear garden. The home offers a clever blend of original character features alongside notable upgrades, whilst in brief the layout comprises: entrance vestibule with stunning stained glass feature windows, through to an inviting entrance hall which incorporates stairs to the first floor and access to both reception rooms with attractive fire surrounds, the rear reception room further benefitting from French doors to the rear garden.

The generous kitchen/diner is fitted with a range of units to base and wall level with space for free standing appliances, beautiful, exposed brickwork with French doors opening onto a side patio with pergola for entertaining and dining. An archway leads from the kitchen/dining room through to the garden room with patio doors opening to a delightful terracotta tiled patio area overlooking the garden. The ground floor is completed by a useful guest WC, whilst on the first floor, is access to three double bedrooms, the family bathroom and separate shower room. The master bedroom measures over 20ft with large bay window to the front aspect. To the second floor are a further three bedrooms.

Externally are beautifully kept gardens to the front and rear, with useful off-street parking and detached garage. The enclosed rear garden enjoys a high degree of privacy with various patio/entertaining areas, whilst featuring a hidden/secret garden, ideal for entertaining family and friends.

AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via glazed entrance door with matching side screens and fanlight above, attractive 'quarry' style tiled flooring, panelled walls, deep coving to ceiling, stunning stained glass internal door with matching side screens and feature stained glass fanlight above.

ENTRANCE HALL

A deep and inviting entrance hall which incorporates a spindled staircase to the first floor with newel post and under stairs storage cupboard, attractive flooring, dado rail, deep coving to ceiling, feature archway, two double radiators with covers, access to both reception rooms and kitchen.

FRONT LOUNGE

17'5 x 15' (5.31m x 4.57m)

A generous room incorporating a large sash window to the front aspect with shutters included, attractive feature fire surround with cast iron inset and gas fire, tiled base, attractive oak flooring, picture rail, deep coving to ceiling, television point, double convactor radiator.

REAR RECEPTION ROOM

14'8 x 13'4 (4.47m x 4.06m)

Stunning granite fire surround with inset cast iron tiled insert, coal fire and tiled base, uPVC double glazed French doors with matching side screens and fanlight above to the rear garden, uPVC double glazed window to the side aspect, attractive oak flooring, part panelled walls, coving to ceiling, central ceiling rose, double radiator with cover included.

FAMILY ROOM

OPEN PLAN KITCHEN/DINER/GARDEN ROOM

KITCHEN/DINING AREA

24'9 x 11'2 (7.54m x 3.40m)

A spacious open plan kitchen/dining room which is fitted with a range of units to base and wall level with complementing work surfaces, incorporating a 'Belfast' style single drainer ceramic sink with mixer tap, recess for cooking range with extractor over, mantle above, space for free standing appliances including recess with plumbing for washing machine and dishwasher, tumble dryer, fridge and separate freezer, tiling to splashback, laminate flooring, uPVC double glazed French doors to the side patio, spotlights to ceiling, uPVC double glazed window to the side, two double radiators, archway into the garden room, attractive exposed brickwork.

GARDEN ROOM

11'2 x 10'5 (3.40m x 3.18m)

Enjoying beautiful views of the rear garden via patio doors which open to a pleasant terracotta tiled patio area, attractive tiled flooring, uPVC double glazed window to the side aspect, corner brick fire surround, vaulted ceiling with fanlight, double radiator.

GUEST CLOAKROOM/WC

Fitted with a low level WC in white, with laminate flooring and uPVC double glazed window to the side aspect.

FIRST FLOOR

Fitted carpet, dado rail, deep coving to ceiling, single radiator, access to bathroom, shower room and three double bedrooms.

BEDROOM THREE

11'4 x 10'4 (3.45m x 3.15m)

Currently used as a study, with a delightful uPVC double glazed bay window overlooking the rear garden, whilst incorporating a window seat with underneath storage, shelving to alcove, attractive laminate flooring, coving to ceiling, ceiling fan, double radiator.

FAMILY BATHROOM/WC

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, high level WC, tiling to splashback area, built-in storage cupboard, laminate flooring, coving and spotlighting to ceiling, convactor radiator.

SEPARATE SHOWER ROOM/WC

Fitted with a three piece suite comprising: walk-in shower with space saving folding door and Triton shower, wall mounted wash hand basin with dual taps, low level WC, tiling to splashback, laminate flooring, uPVC double glazed window to the side aspect, coving and inset spotlight to ceiling, wall mounted Vaillant gas central heating boiler.

GENEROUS MASTER BEDROOM

20'8 x 17'8 (6.30m x 5.38m)

Double doors lead to the master bedroom, a generous master suite, previously used as two separate bedrooms, with a large double glazed sash bay window to the front aspect, additional sash window to the front aspect, both including shutters, fitted carpet, dado rail, coving to ceiling, ceiling fan, double radiator, additional single radiator.

BEDROOM TWO

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

Large uPVC double glazed window overlooking the rear garden, additional uPVC double glazed window to the side aspect, attractive feature fire surround with 'granite' style back and base, inset 'coal' effect electric fire, fitted carpet, coving to ceiling, ceiling fan, double radiator.

SECOND FLOOR

HALF LANDING

Access to eaves storage area, double glazed 'Velux' style window over, stairs to the second floor main landing.

SECOND FLOOR MAIN LANDING

Access to bedrooms four, five and six, fitted carpet, dado rail, hatch to loft space.

BEDROOM FOUR

13'7 x 11'8 (4.14m x 3.56m)

Large double glazed 'Velux' style window to the front aspect, uPVC double glazed window to the side aspect, fitted carpet, ceiling fan, single radiator.

BEDROOM FIVE

13'4 x 11' (4.06m x 3.35m)

Large double glazed 'Velux' style window to the rear aspect, uPVC double glazed window to the side aspect, fitted carpet, dado rail, single radiator.

BEDROOM SIX

8'5 x 5'2 (2.57m x 1.57m)

Double glazed Velux window to the front aspect, fitted carpet.

EXTERNALLY

The property features an attractive frontage with well stocked garden, set back from the road with a pebbled driveway, accessed via an electric gate with brick boundary wall. A gate to the side of the property leads through to a private block paved patio area with pergola over, whilst leading to the garage. A further sitting area, with patio doors from the garden room, overlooks a beautifully stocked rear garden with lawn, well established border and walkway to a hidden garden area, ideal for entertaining purposes. The rear garden enjoys a high degree of privacy and further incorporates a feature water fountain, stream, power points and a fine array of mature trees, plants and shrubbery.

DETACHED GARAGE

17'3 x 8'2 (5.26m x 2.49m)

Ideal for storage with up and over door to the front, side door, light and power points.

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.





Eldon Grove
Approximate Gross Internal Area
2824 sq ft - 244 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Council Tax Band: E
EPC Rating: F
Tenure: Freehold