



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A rarely available one bedroom semi-detached dormer style property which is well situated within close proximity of Seaton Carew's popular seafront. The home offers accommodation ideal for a first time buyer or those looking to downsize. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, bay fronted lounge with archway through to the dining room and into the kitchen. To the first floor is a good size bedroom and the bathroom which incorporates a three piece suite. Externally is a low maintenance front garden, with a gate to the side leading through to the enclosed rear garden which features lawn, planted borders and patio area. Glentower Grove is located off Station Lane, close to the front and with easy access to Elizabeth Way shops.

Glentower Grove, Hartlepool, TS25 1DR
1 Bed - Bungalow - Dormer Semi Detached
£110,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Glentower Grove, Hartlepool, TS25 1DR



GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed side access door, uPVC double glazed window to the front aspect, staircase to the first floor, single radiator, access to:

FRONT LOUNGE

13'1 x 11'11 (3.99m x 3.63m)

A good size lounge with uPVC double glazed curved bay window to the front aspect, 'period' style fire surround with 'marble' style back and base, coving to ceiling, single radiator, bi-folding doors through to the dining room.



DINING ROOM

8'11 x 12' (2.72m x 3.66m)

Ideally situated off the kitchen with patio doors to the rear garden, coving to ceiling, single radiator.



KITCHEN

6'11 x 11'10 (2.11m x 3.61m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, recess for washing machine, concealed space for fridge/freezer, Ideal gas central heating boiler, uPVC double glazed window looking out to the rear garden, tiled flooring, double radiator.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, eaves storage, access to bedroom and bathroom.

BEDROOM

8'11 x 14' (2.72m x 4.27m)

uPVC double glazed dormer style window to the front aspect, built-in storage, single radiator.



FIRST FLOOR BATHROOM/WC

5'10 x 6' (1.78m x 1.83m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, part tiled splashback, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property offers a low maintenance front garden which is part paved with a pebbled border and brick boundary wall to the front. A gate to the side leads through to the generous enclosed rear garden with patio area, lower lawn, well established border and fenced boundaries.

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.





Glentower Grove, Hartlepool, TS25 1DR



Ground Floor



Floor 1




Approximate total area⁽¹⁾
581 ft²
53.9 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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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