



Retford Grove, TS25 2NP
3 Bed - House
£230,000

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

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Retford Grove , TS25 2NP

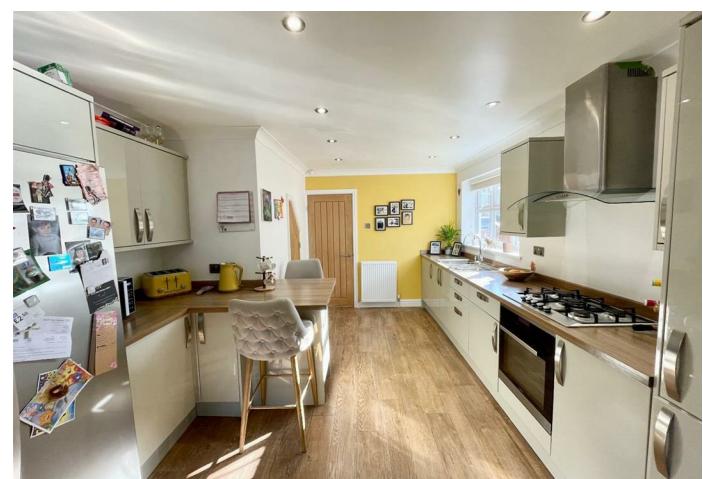
Stunning Three bedroom dormer bungalow that has been extended and re modelled by the current owners to offer spacious, and versatile accommodation that will appeal to a variety of potential buyers. No expense has been spared on this lovely family home and viewing is a must to truly appreciate what's on offer. Positioned within a quiet cul d sac on the popular Fens Estate within walking distance of well regarded schools and local amenities.

The accommodation comprises of: Entrance Lobby with bi fold doors opening into the Hallway, Utility with Cloakroom WC, Breakfast kitchen, Dining / Family Area, and Lounge. to the 1st floor there are Three double bedrooms and luxurious Four Piece Family Bathroom suite.

Externally: The private rear garden is enclosed with gated access and mainly laid to lawn. The front of the property has been laid with block paving, stretching along the side of the property with gated access.

The Tandem garage has been converted and now offers extra living and storage space that could easily be made into a self contained "Granny Flat"

The property also includes solar panels that have been purchased outright.

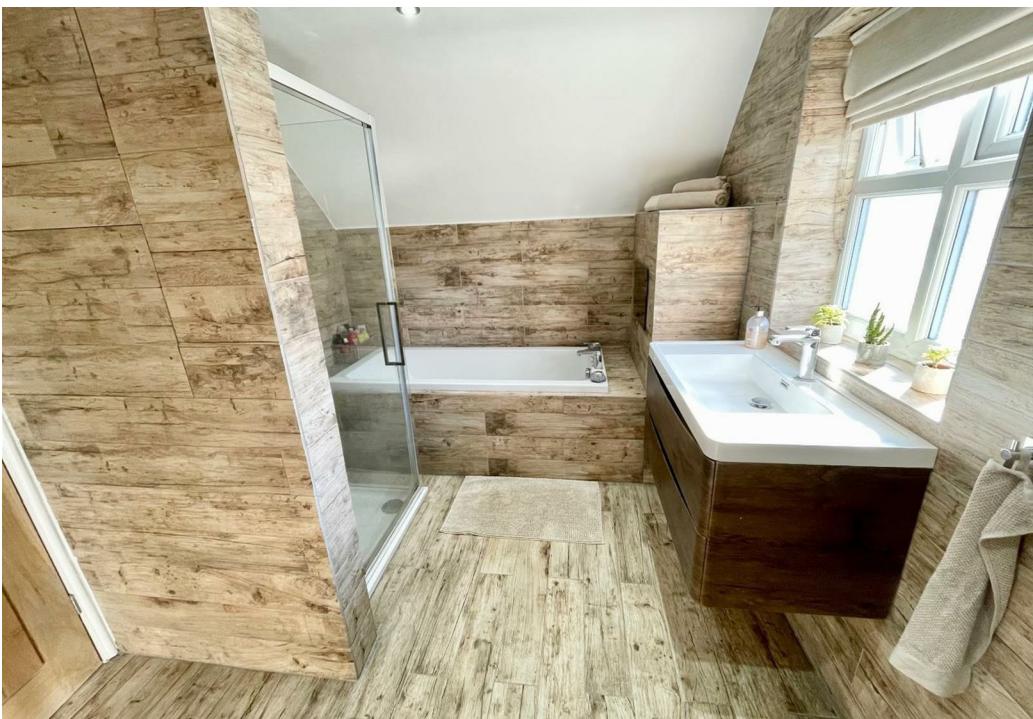






TOON
TOON
BLACK & WHITE
ARMY





GROUND FLOOR

Entrance Lobby

Composite front door, uPVC DG window to front, radiator and oak bifold doors opening into the hallway.

Hallway

Staircase to 1st floor landing

Utility / Cloakroom WC

Plumbing for washing machine and dryer, low level wc, wash hand basin and uPVC DG window to side

Breakfast kitchen

Modern fitted kitchen has a range of cream wall, base and drawer units with woodblock effect worktops and breakfast bar. Inset sink and drainer with mixer tap, Five ring gas hob with illuminating extractor and electric fan assisted oven. Space for "American style Larder "fridge. under stairs storage, uPVC DG window to side and opening into the

Open Plan Dining / Family Area

Dining Area: uPVC DG French Doors with side panels opening onto the rear garden, Log Burner and brick feature wall.

Family Area: uPVC DG window to rear, Oak bifold doors opening into the lounge.

Lounge

uPVC DG bay window to front, inset log burning effect gas fire and radiator.

1ST FLOOR

Bedroom 1 (rear)

uPVC DG window to rear aspect, fitted wardrobes and radiator

Bedroom 2 (rear)

uPVC DG window to rear aspect, fitted wardrobes with bedroom furniture and radiator

Bedroom 3 (front)

uPVC DG window to front and radiator.

Family Bathroom

Luxurious four piece family bathroom ,suite comprising of: double width walk in shower cubicle with wall mounted thermostatic shower, enclosed bath with TV, wall mounted wash hand basin with vanity storage and low level wc. Heated chrome towel rail and uPVC DG window.

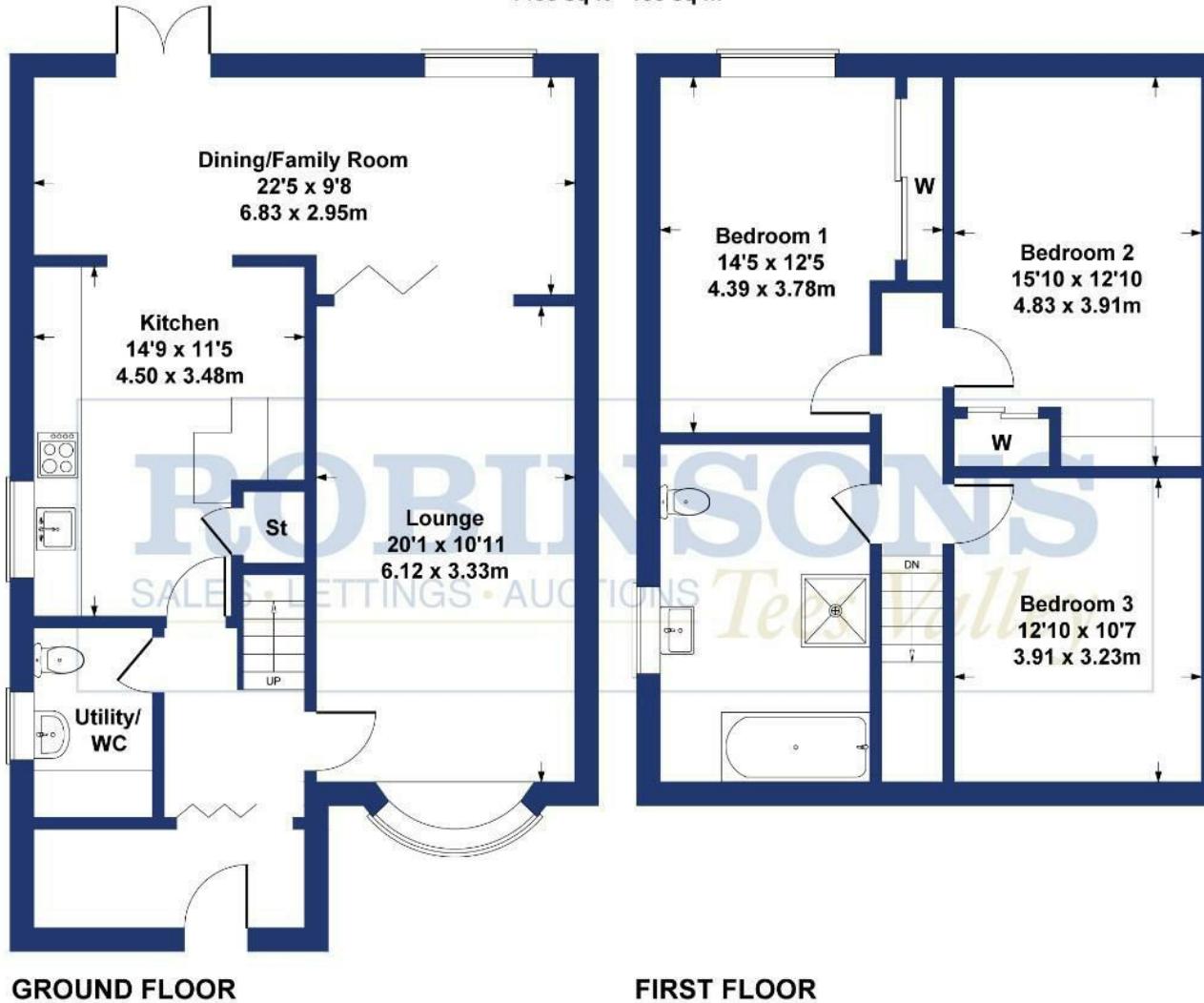
Externally

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Approximate Gross Internal Area
1458 sq ft - 135 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	89
(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	

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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