



Greenhow Grove, TS25 1EQ
3 Bed - House - Semi-Detached
£175,000

EPC Rating:
Tenure: Freehold
Council Tax Band: B



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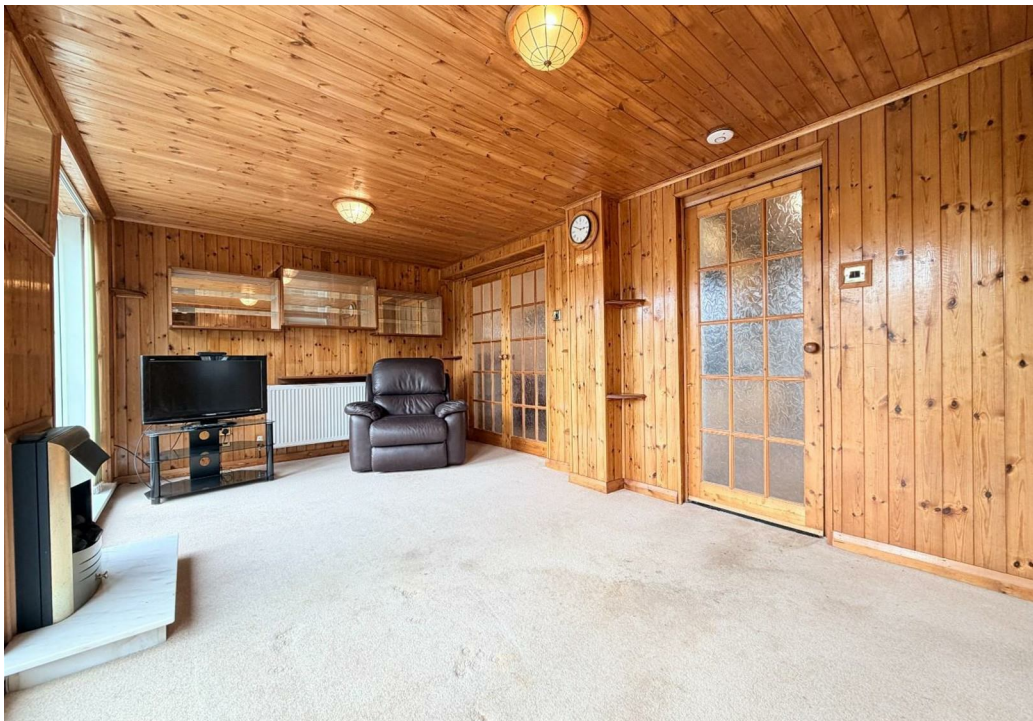
Greenhow Grove Hartlepool TS25 1EQ

A deceptively spacious three bedroom semi-detached property set back within a pleasant cul-de-sac, close to Seaton Carew's popular sea front. The home occupies a generous corner plot with the advantage of gardens to three sides, driveway and detached garage. The accommodation has been enhanced with extensions to the side and rear, the ground floor incorporating two large reception rooms and dining room. The spacious and versatile layout is likely to appeal to a wide variety of buyers whilst other features include gas central heating and uPVC double glazing.

The ground floor layout comprises; entrance porch through to the family lounge with archway into the dining room and double doors through to the rear reception room. The kitchen is fitted with units to base and wall level with built in appliances included. A small sun porch and useful shower room, complete the ground floor. To the first floor are three bedrooms and the family bathroom which incorporates a three piece suite.

The property enjoys an enviable plot with a low maintenance front garden, enclosed by a brick boundary wall. Double wrought iron gates open to a block paved driveway in front of the garage. A pleasant side garden continues round to the generous SOUTH WEST facing rear garden with large patio, lawn and established border. The garage has a roller door to the front, personal door to the side and benefits from an attached utility room with space for further appliances. A viewing comes recommended to appreciate the space, undoubted potential and location on offer. NO CHAIN INVOLVED.











GROUND FLOOR

ENTRANCE PORCH

5'9 x 2'9 (1.75m x 0.84m)

uPVC double glazed entrance porch with matching internal door and side screens, parquet flooring, panelling to walls.

FAMILY LOUNGE

16'8 x 12'10 (5.08m x 3.91m)

A good size lounge with uPVC double glazed bow window to the front aspect, stairs to the first floor with under stairs storage cupboard, chimney breast with inset fire, double radiator, archway to:

DINING ROOM

10'9 x 8'9 (3.28m x 2.67m)

Glazed internal doors through to the rear reception room, additional double radiator.

REAR RECEPTION ROOM

15'9 x 10'5 (4.80m x 3.18m)

Offering a variety of use with two sets of uPVC double glazed French doors to the rear garden, electric fire on a marble style hearth, panelling to walls and ceiling, convector radiator.

KITCHEN

10'5 x 7'5 (3.18m x 2.26m)

Fitted with a range of units to base and wall level with complimenting work tops, incorporating an inset single drainer sink with mixer tap, built in electric double oven with separate four ring gas hob and extractor over, tiled splashback, integrated fridge and freezer, concealed gas central heating boiler, four draw base unit, glass fronted display cabinet, uPVC double glazed window to the side aspect, panelling to the ceiling.

SUN ROOM / SIDE PORCH

9'4 x 3'6 (2.84m x 1.07m)

uPVC double glazed entrance door with matching windows, panelling to walls and ceiling, uPVC double glazed internal door to the rear reception room.

GROUND FLOOR SHOWER ROOM

6'4 x 6'0 (1.93m x 1.83m)

Fitted with a three piece suite, comprising; corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiled splashback, panelling to walls and ceiling, two uPVC double glazed windows, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space.

BEDROOM ONE

12'10 x 8'3 excluding wardrobes (3.91m x 2.51m excluding wardrobes)

Wardrobes to both alcoves with overhead storage, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'10 x 9'9 (3.30m x 2.97m)

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

BEDROOM THREE

9'6 x 6'4 (2.90m x 1.93m)

Built in wardrobe with sliding doors, uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM

6'4 x 5'8 (1.93m x 1.73m)

Fitted with a three piece suite, comprising; curved bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiled walls, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property is tucked back in the corner of the cul-de-sac on an enviable plot with a low maintenance front garden. Double wrought iron gates open to a block paved driveway in front of the garage. A pleasant side garden features lawned areas with a block paved path, part planted border and gated access. The generous SOUTH WEST facing rear garden has a large patio, lawn and established border.

DETACHED GARAGE

18'9 x 9'4 (5.72m x 2.84m)

Accessed to the front via manual roller door, personal door from the side garden, lighting, socket, uPVC double glazed window.

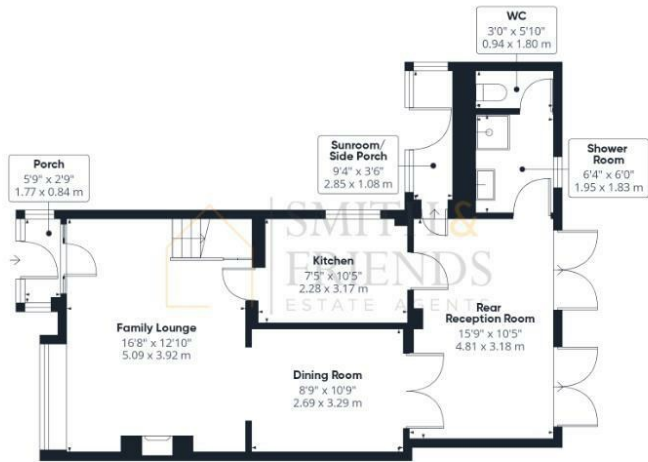
UTILITY ROOM

9'5 x 6'3 (2.87m x 1.91m)

Fitted units, worktop, inset one and a half bowl sink with mixer tap, recess for washing machine, space for dryer, uPVC side door, uPVC double glazed window.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area^m
1049 ft²
97.4 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.

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		



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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