



**Linden Grove, Hartlepool, TS26 9PU**  
**3 Bed - House - Detached**  
**£240,000**

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



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# Linden Grove, TS26 9PU

**\*\* NO CHAIN INVOLVED \*\*** A most impressive three bedroom detached property. Tastefully remodelled and updated by the current owners this beautiful property comes with viewing strongly recommended. The versatile layout will certainly appeal to a variety of potential buyers and comprises of: entrance leading into the inviting hallway, modern fitted kitchen with a range of integrated appliances, lounge with 'log burner', separate dining room, sunroom and useful laundry room. To the first floor are three good size bedrooms (master with walk-in wardrobe and en-suite), the stunning four piece family bathroom concludes the first floor. Externally, the enclosed rear garden is laid to lawn with a paved patio area; the front garden has been block paved to provide off street parking for two cars and access to the single garage.

## GROUND FLOOR

### ENTRANCE

6'6 x 3'7

Composite front door, glass panelled door into the hallway.

### HALLWAY

3'11 x 12'3

Large understairs storage cupboard, oak spindle staircase to first floor landing, Karndean flooring, radiator.

### KITCHEN

9'6 x 12'4

Fitted with a range of modern 'shaker' style wall base and drawer units with matching worktops, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor, built-in double oven and microwave, integrated fridge and freezer, plumbing for dishwasher, uPVC double glazed window to front, uPVC double glazed glass panelled door to the side.

### LOUNGE

15'10 x 14'9

uPVC double glazed window to rear, log burner with oak mantel piece, radiator, double doors opening into the dining room.

### DINING ROOM

9'3 x 10'11

Sliding patio doors opening into the sunroom, radiator.

### LAUNDRY ROOM

9'3 x 3'4

Plumbing for washing machine and dryer.

### SUNROOM

11'2 x 9'9

uPVC double glazed French doors opening onto the rear garden, radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to front, loft access, storage cupboard.

### BEDROOM (rear)

11'9 x 14'5

uPVC double glazed window to rear, radiator, opening through to:

### WALK-IN WARDROBES

8'3 x 7'3

Fitted wardrobes, opening into:

### EN-SUITE

8'3 x 5'3

White and chrome suite with double shower, wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, uPVC double glazed window, chrome heated towel rail.

### BEDROOM (rear)

11'7 x 11'

uPVC heated window to rear, built-in wardrobes, radiator.

### BEDROOM (front)

9'11 x 7'2

uPVC heated window to front, radiator.

### FAMILY BATHROOM/WC

9'8 x 8'7

Stunning four piece white and chrome suite with double ended freestanding bath, separate shower cubicle with wall mounted electric shower, twin wash basins, low level WC; co-ordinated tiled walls and flooring, uPVC heated window to side.

### EXTERNALLY

The enclosed rear garden is laid to lawn with a paved patio area. The front garden has been block paved to provide off street parking for two cars and gives access to the SINGLE GARAGE.

### 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.









Ground Floor



Floor 1



Approximate total area<sup>1)</sup>

1505 ft<sup>2</sup>  
139.9 m<sup>2</sup>

(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.

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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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