



Winthorpe Grove, TS25 2JZ
3 Bed - House - Semi-Detached
£210,000

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



Winthorpe Grove

Hartlepool TS25 2JZ

An impressive three bedroom semi-detached property offering extended, attractively presented and recently upgraded accommodation, ideal for a first time buyer or young family. The home occupies a pleasant position with a lawned front garden, two car driveway, larger than average garage and low maintenance landscaped rear garden. An internal viewing comes recommended, with further benefits including modern kitchen and bathroom, gas central heating and uPVC double glazing. Winthorpe Grove is located off Newark Road in a popular part of the Fens Estate, close to both schools and amenities.

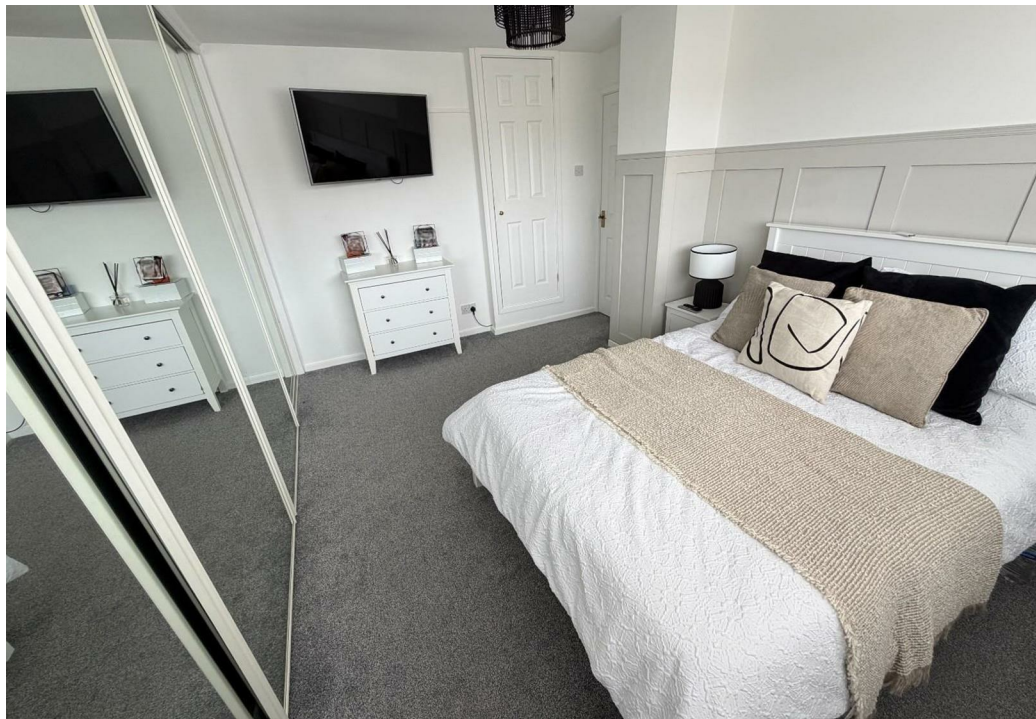
The full layout comprises: extended entrance hall with stairs to the first floor and access into the spacious front lounge with archway into the rear dining room and through to the separate breakfast room with French doors opening to the rear garden. The kitchen is fitted with a modern range of cream 'shaker' style units, whilst to the first floor are three bedrooms, with bedrooms one and two benefitting from mirror fronted sliding wardrobes, they are served by a modern family bathroom which incorporates a two piece white suite and chrome fittings with separate WC.

Externally the property is set back with an open plan lawned front garden. The double length, block paved driveway provides useful off street parking and leads to the attached garage. A gate to the side leads through to the enclosed rear garden which features artificial turf, tiled and decked areas, ideal for entertaining. **VIEWING RECOMMENDED.**











GROUND FLOOR

EXTENDED ENTRANCE HALL

5'9 x 14'3 (1.75m x 4.34m)

An extended entrance hall which is accessed via uPVC double glazed entrance door with uPVC double glazed frosted side screens, additional uPVC double glazed window to the side aspect, modern laminate flooring, staircase to the first floor with fitted carpet, coving to ceiling, convector radiator, access to:

FRONT LOUNGE

10'2 x 15'5 (3.10m x 4.70m)

A pleasant family lounge with a large uPVC double glazed window to the front aspect, modern laminate flooring, part panelled walls, coving to ceiling, wall mounted television point, convector radiator, archway through to:

REAR DINING ROOM

10'2 x 8'11 (3.10m x 2.72m)

uPVC double glazed window to the rear aspect, modern laminate flooring, coving to ceiling, convector radiator.

BREAKFAST ROOM

7'11 x 11'1 (2.41m x 3.38m)

Ideally situated off the kitchen with matching cream 'shaker' style units and complementing worktop with recently added breakfast bar, integrated fridge/freezer, modern laminate flooring, two built-in storage cupboards, uPVC double glazed French doors to the rear garden, convector radiator, archway through to:

KITCHEN

7' x 11'4 (2.13m x 3.45m)

Fitted with an attractive range of cream 'shaker' style units with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for cooking range with illuminated extractor hood over, tiling to splashback, modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

9'8 x 13'4 (2.95m x 4.06m)

A good size master bedroom which benefits from mirror fronted sliding wardrobes, additional storage cupboard, uPVC double

glazed window to the front aspect, part panelled walls, fitted carpet, convector radiator.

BEDROOM TWO

11'7 x 9'3 (3.53m x 2.82m)

Again, benefitting from mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

6'10 x 9'3 (2.08m x 2.82m)

Currently used as a home study with uPVC double glazed window to the front aspect, fitted carpet, part panelled wall, built-in storage cupboard/wardrobe, convector radiator.

FAMILY BATHROOM

6'11 x 5'5 (2.11m x 1.65m)

Fitted with a modern two piece white suite and chrome fittings comprising: panelled bath with mixer tap and mains shower over with separate attachment, wall mounted wash hand basin with central mixer tap and vanity drawer below, attractive tiled splashback, uPVC double glazed window to the rear aspect, panelling to ceiling with inset spotlights and extractor fan, modern heated towel radiator.

SEPARATE WC

Fitted with a WC in white with dual flush, uPVC double glazed window to the side aspect, panelling to ceiling with inset spotlights, convector radiator.

EXTERNALLY

The property is set back on Winthorpe Grove, with an open plan lawned front garden. A double length block paved driveway provides useful off street parking and leads to the garage. The landscaped rear garden should prove to be low maintenance with artificial turf, tiling and decked patio areas incorporating fenced boundaries, raised border and gated access.

GARAGE

9'6 x 17'1 (2.90m x 5.21m)

Accessed via roller door to the front, wall mounted Baxi gas central heating boiler, lighting and sockets.

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⁽¹⁾

1141 ft²
105.8 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



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	

83

71

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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS