



St. Margarets Grove, TS25 5BW
3 Bed - House - Semi-Detached
£149,950

EPC Rating:
Tenure: Freehold
Council Tax Band: B



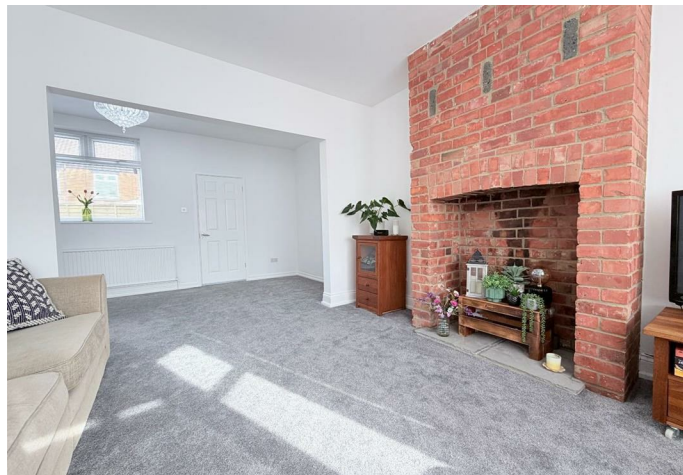
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St. Margarets Grove Hartlepool, TS25 5BW

*** NO CHAIN INVOLVED *** An impressive THREE BEDROOM semi-detached property occupying a pleasant position at the top of the cul-de-sac. The generous plot offers useful off street parking and two garages. The home has been recently upgraded and refurbished with a newly fitted kitchen, modern refitted bathroom, fully redecorated, features new flooring throughout and re-wire. The accommodation further benefits from gas central heating, uPVC double glazing and incorporates two reception rooms. An ideal purchase for a first time buyer or family, with an internal viewing recommended.

In brief the layout comprises: entrance vestibule with stairs to the first floor, bay fronted lounge with beautiful exposed brick chimney and archway through to the dining room/rear reception area. The kitchen has been refitted with a modern range of units and includes a built-in oven, hob and extractor. The generous family bathroom completes the ground floor and incorporates a four piece suite and chrome fittings. To the first floor are three bedrooms, with the generous master bedroom benefitting from the addition of a modern en-suite wash room.

Externally is a low maintenance front, allowing useful off street parking which leads to the first garage. The generous side and rear garden should again prove to be low maintenance with access to an additional double length garage, ideal for use as a workshop. St. Margaret's Grove is a small cul-de-sac located off Haswell Avenue, close to both schools and amenities.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching side screen and fanlight above, staircase to the first floor with newly fitted carpet, double radiator, internal door through to:

FRONT LOUNGE

15'2 x 12'10 (4.62m x 3.91m)
A good size family lounge with uPVC double glazed bay window to the front aspect, beautiful exposed brick chimney, newly fitted carpet, single radiator, archway through to:

REAR RECEPTION ROOM/DINING ROOM

7'9 x 16' (2.36m x 4.88m)
Access to the kitchen and bathroom, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, newly fitted carpet, single radiator.

KITCHEN

7'8 x 11'8 (2.34m x 3.56m)
Recently refitted with a modern range of units to base and wall level with with brushed stainless steel and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, recess for fridge/freezer, recess for washing machine, four drawer base unit, uPVC double glazed window, single radiator.

GROUND FLOOR BATHROOM/WC

11'7 x 6'8 (3.53m x 2.03m)
Fitted with a beautiful four piece suite and chrome fittings comprising: free standing bath with pillar mixer tap and shower attachment over, large shower with protective glass shower screen, chrome overhead shower and separate attachment, inset wash hand basin with central mixer tap and white gloss vanity drawers below, close coupled WC, attractive tiling to splashback, two uPVC double glazed windows to the side aspect, extractor fan, chrome heated towel radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase with uPVC double glazed window to the side aspect, newly fitted carpet, hatch to loft space.

BEDROOM ONE

13'3 x 12'9 (4.04m x 3.89m)
A good size master bedroom with uPVC double glazed bay window to the front aspect, newly fitted carpet, convector radiator to the bay, access to:

EN-SUITE WASH ROOM/WC

3'11 x 5'2 (1.19m x 1.57m)
Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with central mixer tap and tiled splashback, low level WC, uPVC double glazed window to the front aspect.

BEDROOM TWO

9'11 x 8'6 (3.02m x 2.59m)
uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

BEDROOM THREE

7' x 7'2 (2.13m x 2.18m)
uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

EXTERNALLY

The property occupies a pleasant position, set back within the cul-de-sac, with a paved front allowing useful off street parking in front of the first garage. The generous enclosed side and rear garden should prove to be low maintenance again, with paved area, large block paved area, part pebbled borders, fenced boundaries and access to an additional garage/workshop.

GARAGE ONE

20'8 x 11'2 (6.30m x 3.40m)
Accessed via an up and over door, window to the side aspect, lighting and sockets.

GARAGE TWO/WORKSHOP

34'3 x 8'3 (10.44m x 2.51m)
A generous space ideal for a variety of uses, with up and over access door, windows to the side aspect, 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.



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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