



**Hanbury Grove, Elwick Gardens, TS26 0FW**  
**3 Bed - House - Detached**  
**£245,000**

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



# Hanbury Grove

## Elwick Gardens, Hartlepool, TS26 0FW

**\*\*\*REDUCED\*\*\*** A modern detached property occupying a pleasant position on Hanbury Grove with a SOUTH FACING REAR GARDEN. The home offers well presented accommodation with THREE SPACIOUS BEDROOMS and a contemporary open plan layout to the ground floor. An ideal purchase for a first time buyer or family, with further benefits including gas central heating, uPVC double glazing, off street parking and garage. The home is neutrally decorated throughout, features a number of upgrades and includes a NHBC builders warranty. Offered with NO CHAIN INVOLVED and with an internal viewing recommended.

Built by Barratt Homes to the Denby design, with a layout which briefly comprises: entrance vestibule through to the open plan lounge, dining area, kitchen, utility and separate WC. The dining area features French doors to the rear garden, whilst the kitchen is fitted with a beautiful range of units with integrated appliances included. To the first floor are three good size bedrooms, the master with a modern en-suite shower room, with bedrooms two and three being served by the family bathroom.

Externally is a low maintenance front garden with planted area and a double width block paved driveway providing useful off street parking which leads to the garage. The spacious south facing rear garden is predominantly lawned with a decked patio area, gated access and bin storage to the side. Hanbury Grove forms part of the recently constructed Elwick Gardens development in Naisberry Park. The home is situated within close proximity of amenities and close to High Tunstall College.









## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via double glazed composite entrance door, fitted with attractive wood flooring, staircase to the first floor with fitted carpet, single radiator, door through to:

### **OPEN PLAN LOUNGE/DINING AREA & KITCHEN**

#### **LOUNGE/DINING AREA**

22'9 x 10'1 (6.93m x 3.07m)

uPVC double glazed window to the front aspect, uPVC double glazed French doors from the dining area to the rear garden, attractive wood flooring, useful under stairs storage cupboard, television point, two double radiators.

#### **KITCHEN AREA**

9' x 8'3 (2.74m x 2.51m)

Fitted with a beautiful range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, glass splashback, downlighting to eye-level units, integrated fridge and separate freezer, integrated dishwasher, three drawer base unit, matching wood flooring, uPVC double glazed window looking out to the rear garden, inset spotlighting to ceiling, access to:

#### **UTILITY AREA**

5'7 x 5' (1.70m x 1.52m)

Matching units and worktop with recess below for washing machine, eye-level unit, matching flooring, uPVC double glazed window to the rear aspect, extractor fan, inset spotlights to ceiling, single radiator, access to:

#### **GUEST CLOAKROOM/WC**

Fitted with a two piece white suite and chrome fittings comprising: corner wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, matching wood flooring, uPVC double glazed window to the side aspect, inset spotlights to ceiling, single radiator.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, hatch to loft space, access to:

#### **BEDROOM ONE**

14'2 x 9' (4.32m x 2.74m)

A good size master bedroom with attractive wood flooring, uPVC double glazed window to the front aspect, single radiator, access to:

#### **EN-SUITE SHOWER ROOM/WC**

6'7 x 4'1 (2.01m x 1.24m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and overhead shower, pedestal wash hand basin with central mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, large wall mounted vanity mirror, shaver point, uPVC double glazed window to the rear aspect, inset spotlights to ceiling, extractor fan, single radiator.

#### **BEDROOM TWO**

11'1 x 10' (3.38m x 3.05m)

Built-in double wardrobe, attractive wood flooring, uPVC double glazed window to the front aspect, single radiator.

#### **BEDROOM THREE**

10'9 x 8'10 (3.28m x 2.69m)

uPVC double glazed window overlooking the rear garden, attractive wood flooring, single radiator.

#### **FAMILY BATHROOM/WC**

6'5 x 6'3 (1.96m x 1.91m)

Fitted with a modern three piece suite comprising: panelled bath with central chrome mixer tap, pedestal wash hand basin with central mixer tap, close coupled WC, attractive tiling to splashback, large wall mounted vanity mirror, inset spotlighting to ceiling, extractor fan, uPVC double glazed window to the rear aspect, double radiator.

### **EXTERNALLY**

The property features a low maintenance front, with a double width block paved driveway providing useful off street parking. The front garden is part planted, with a gate to the side leading through to the enclosed rear garden which incorporates a large lawn and decked corner patio area, with fenced boundaries. The south facing rear garden should prove to be a suntrap in the summer months.

#### **GARAGE**

8'11 x 16'8 (2.72m x 5.08m)

Accessed via an up and over access door to the front, lighting and sockets.

### **NB**

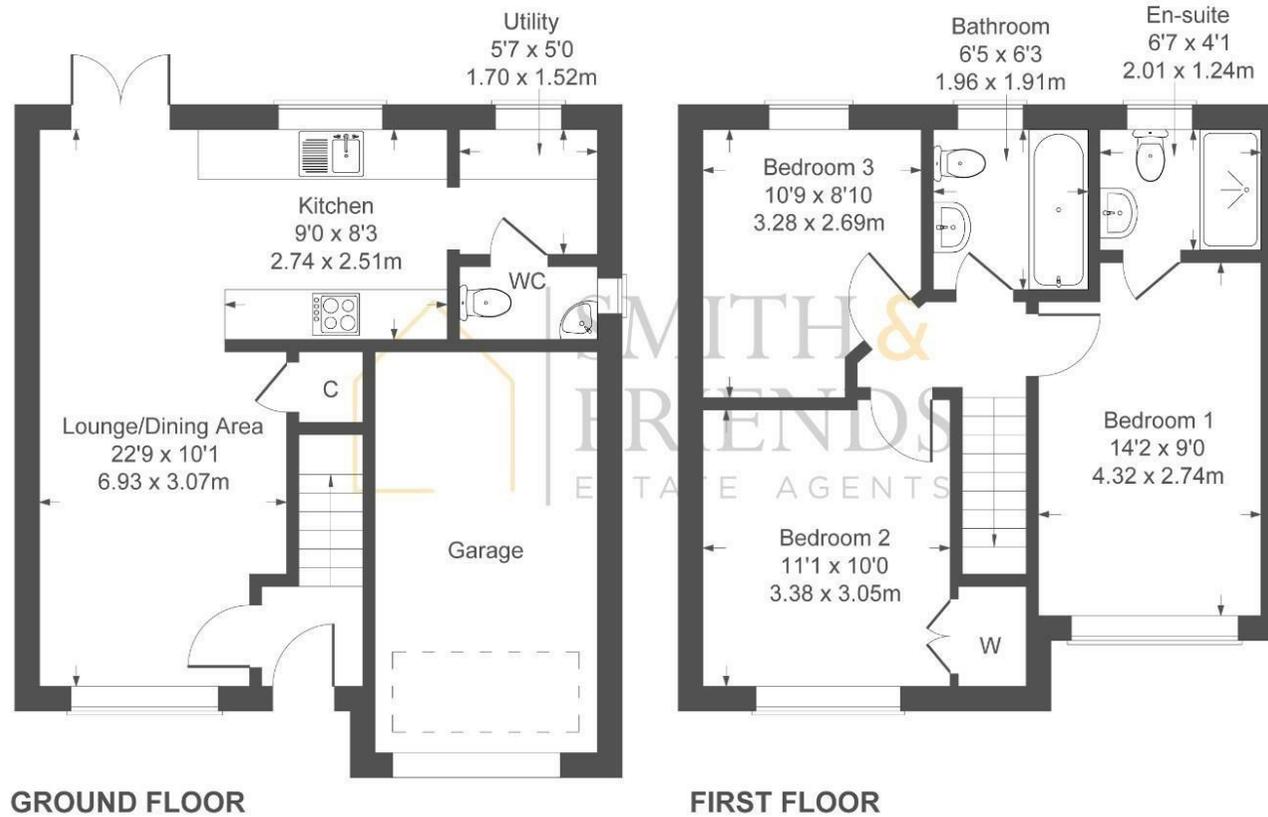
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# 13 Hanbury Grove

Approximate Gross Internal Area  
1006 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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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