Muir Grove, Hartlepool, TS25 3QL
2 Bed - House - Mid Terrace
£92,950

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

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Muir Grove, TS25 3QL

A well presented and deceptively spacious TWO BEDROOM mid terraced property, benefiting from a SOUTH FACING REAR GARDEN and useful OFF STREET PARKING. Offering comfortable and well proportioned accommodation, the home would make an ideal purchase for a FIRST TIME BUYER, young family or those looking to downsize. Further benefits include gas central heating, uPVC double glazing and a composite entrance door, with an internal viewing highly recommended to fully appreciate the space on offer.

The accommodation briefly comprises: entrance hall with stairs rising to the first floor and access into a generous DUAL ASPECT LOUNGE, featuring a fire surround with electric fire. The KITCHEN/BREAKFAST ROOM is fitted with a range of units to base and wall level, provides space for freestanding appliances and leads through to a useful UTILITY ROOM/PANTRY. To the first floor are TWO GOOD SIZE BEDROOMS, served by a modern family bathroom fitted with a three-piece white suite and chrome fittings.

Externally, the property features a low maintenance front garden together with a paved driveway providing useful OFF STREET PARKING. To the rear is an enclosed SOUTH FACING GARDEN incorporating both lawn and patio areas. Muir Grove is conveniently located just off Maxwell Road which links to Mowbray Road on the popular Fens Estate. A range of local schools, amenities and transport links are all within easy reach. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE HALL
8'9 x 3'4 (2.67m x 1.02m)
Accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, staircase to the first floor with fitted carpet, glazed internal doors through to the lounge and kitchen, cloaks recess.

DUAL ASPECT LOUNGE
10'4 x 15'1 (3.15m x 4.60m)
A good size dual aspect lounge which incorporates uPVC double glazed window to the front aspect and an additional uPVC double glazed window to the rear aspect, fitted with modern laminate flooring, feature fire surround with electric fire, two single radiators.

KITCHEN/BREAKFAST ROOM
11'2 x 7'11 (3.40m x 2.41m)
Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing gas cooker, recess for washing machine and recess for tumble dryer, glass fronted display cabinet to eye-level, wine rack to base level, tiled splashback, 'slate tile' effect laminate flooring, uPVC double glazed window to the rear aspect, extractor fan, uPVC double glazed door to the rear garden, inset spotlighting to the ceiling, convector radiator.

UTILITY/PANTRY
5'5 x 6'10 (1.65m x 2.08m)
Offering space for additional free standing appliances.

FIRST FLOOR

LANDING
uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator, hatch to loft space.

BEDROOM ONE
10'2 x 14'11 (3.10m x 4.55m)
A good size master bedroom with uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM TWO
14'4 x 9'2 (4.37m x 2.79m)
A spacious second bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC
7'10 x 5'6 (2.39m x 1.68m)
Fitted with a modern three piece white suite comprising: panelled bath with central mixer tap and electric shower over, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinets below, low level WC, tiling to splashback, extractor fan, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY
The property features a low maintenance, part lawned front garden, with a paved driveway providing useful off street parking. The south facing rear garden incorporates lawn and patio areas, with a useful brick storage shed and fenced boundaries.

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.

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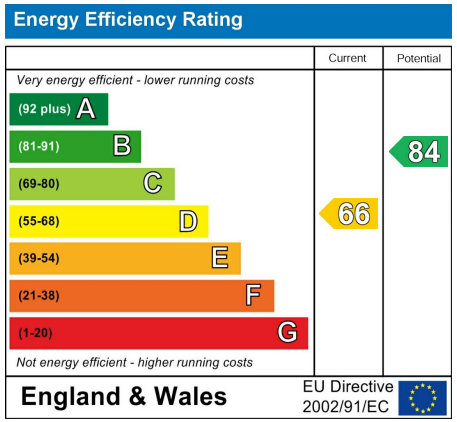
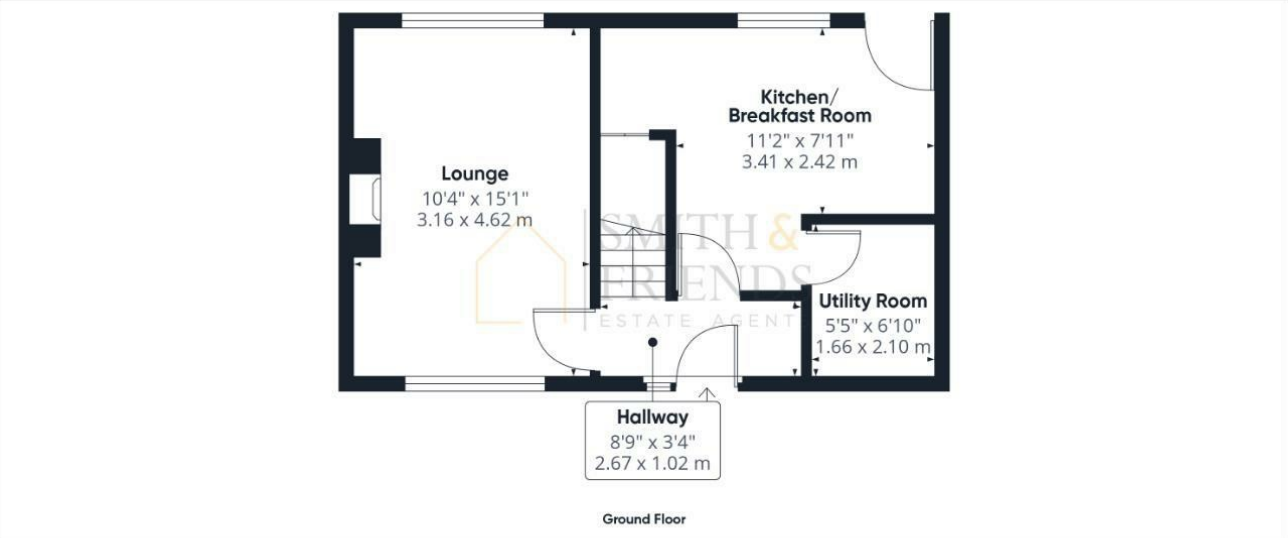
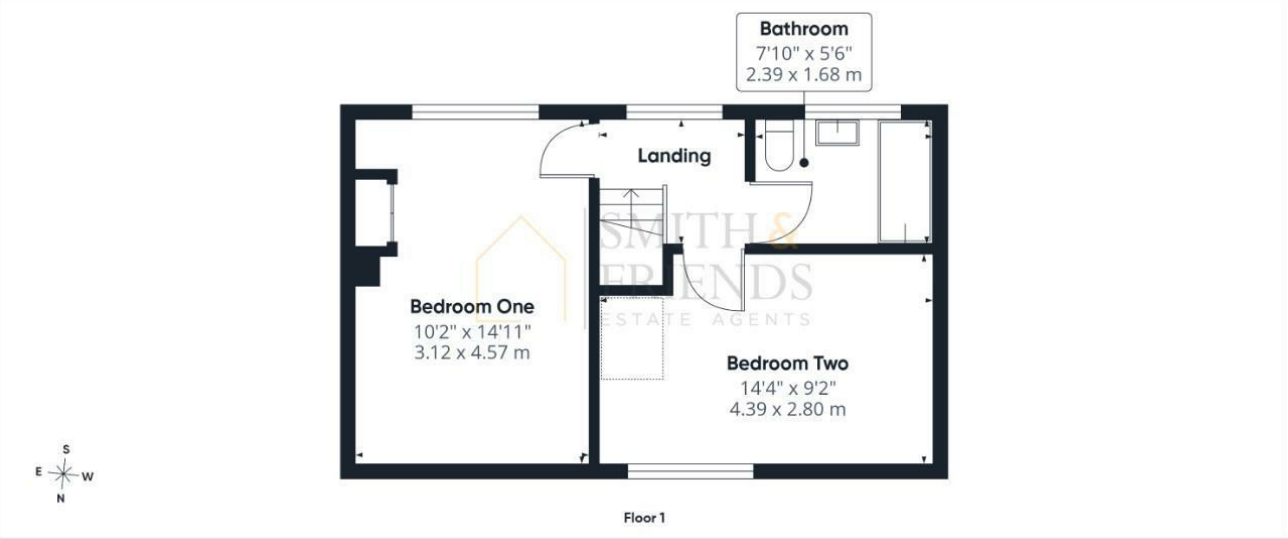
This Home
is built on
love and
shenanigans


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
66
84
England & Wales
EU Directive 2002/91/EC





Approximate total area(1)

709 ft²

65.9 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.

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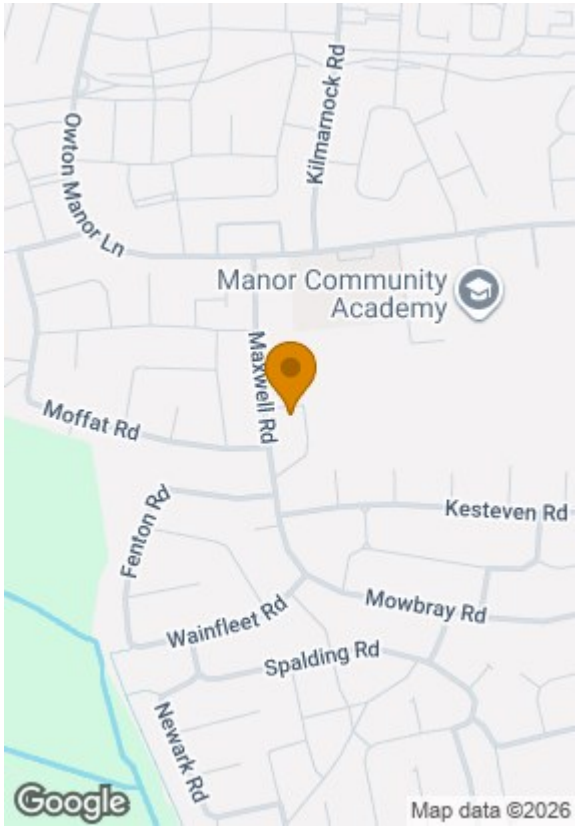

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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