



Grosvenor Street, TS26 8HJ
5 Bed - House
£115,000

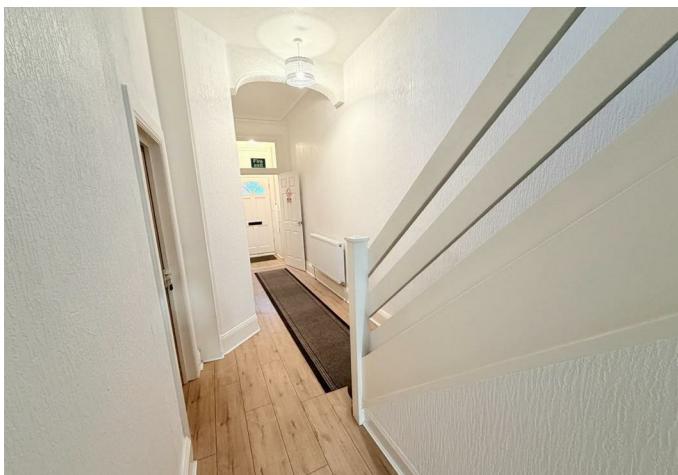
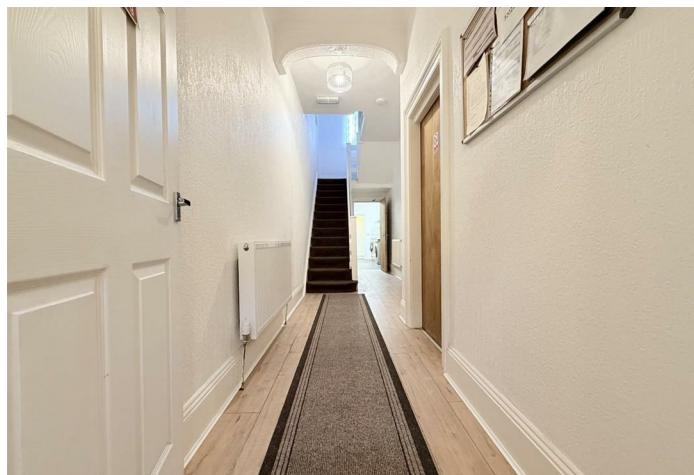
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



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ESTATE AGENTS

Grosvenor Street Hartlepool TS26 8HJ

*** NO CHAIN INVOLVED *** A spacious and well proportioned mid terraced property, offering versatile accommodation, spread over three floors with FIVE/SIX BEDROOMS and three shower rooms. An ideal purchase for those seeking contractor/serviced accommodation with the option to be sold fully furnished. The property features gas central heating, uPVC double glazing, emergency lighting and fire doors. An internal viewing comes recommended with a layout which briefly comprises; entrance vestibule through to the entrance hall with stairs to the first floor and access to a spacious bay fronted lounge/dining room, the rear reception room has been altered to offer a ground floor bedroom with modern en-suite shower room. The kitchen is fitted with units to base and wall level with built in and free standing appliances. A useful shower room completes the ground floor. To the first floor are two large bedrooms, additional shower room and a useful storage/laundry room with potential for use as an extra bedroom. To the second floor are a further two generous bedrooms and additional kitchen area. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. Grosvenor Street is located off Sandringham Road with easy access to amenities and only a short stroll from Hartlepool town centre. VACANT POSSESSION ASSURED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door, laminate flooring, high coved ceiling, internal door with fan light above giving access to the hall.

ENTRANCE HALL

25'4 x 6'5 (7.72m x 1.96m)

A deep entrance hall with matching laminate flooring, stairs to the first floor with fitted carpet and under stairs storage cupboard, part coved ceiling, two convector radiators.

LOUNGE/DINING ROOM

15'6 x 15'0 (4.72m x 4.57m)

A generous lounge with dining space, featuring a large uPVC double glazed bay window to the front aspect, modern laminate flooring, fire surround with electric fire, high coved ceiling, double radiator.

KITCHEN

13'8 x 8'4 (4.17m x 2.54m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset single drainer stainless steel sink with dual taps, built in oven, hob and extractor, tiled splashback, recess for fridge/freezer, recess for washing machine, Baxi Duo-Tec boiler, tiled flooring, uPVC double glazed window to the side aspect, door to the rear yard, convector radiator.

GROUND FLOOR SHOWER ROOM

8'3 x 2'6 (2.51m x 0.76m)

Fitted with a two piece suite comprising; shower cubicle with electric shower, low level WC, tiled splashback, contrasting tiled flooring, extractor fan.

GROUND FLOOR BEDROOM (BEDROOM FIVE)

14'10 x 8'0 (4.52m x 2.44m)

A good size room with uPVC double glazed window to the rear aspect, hanging rail and shelf to alcove, fitted carpet, high coved ceiling, convector radiator.

EN-SUITE

9'0 x 4'0 (2.74m x 1.22m)

Fitted with a modern three piece suite and chrome fittings comprising; double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to walls and ceiling, extractor fan and chrome heated towel radiator.

FIRST FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING

Stairs to the second floor, access to two bedrooms, storage room and shower room.

BEDROOM ONE

14'11 x 11'2 (4.55m x 3.40m)

A spacious bedroom with uPVC double glazed window to the front aspect, fitted carpet, high coved ceiling, double radiator.

BEDROOM TWO

14'10 x 7'7 (4.52m x 2.31m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, wash area with inset wash hand basin, mixer tap and white gloss vanity cabinet.

STORAGE/LAUNDRY ROOM

11'4 x 7'8 (3.45m x 2.34m)

Currently used for storage with the possibility of being used as a sixth bedroom, uPVC double glazed window to the front aspect, single radiator.

SHOWER ROOM

10'7 x 4'4 (3.23m x 1.32m)

Fitted with a modern three piece suite and chrome fittings comprising; walk in shower with chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with mixer tap and white gloss vanity cabinet below, low level WC, tiled splashback, extractor fan, convector radiator.

SECOND FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING

Access to an additional two bedrooms and kitchen. Built in storage cupboard, fitted carpet.

BEDROOM THREE

15'0 x 11'4 (4.57m x 3.45m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM FOUR

14'11 x 12'3 (4.55m x 3.73m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, wash area with inset wash hand basin, mixer tap and white gloss vanity cabinet.

SECOND FLOOR KITCHEN

11'7 x 7'7 (3.53m x 2.31m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink with dual taps, built in four ring gas hob, tiled splashback, recess for fridge, tile effect vinyl flooring, convector radiator.

EXTERNALLY

To the front is a small palisade and to the rear is an enclosed yard with gated access.







Ground Floor



Floor 1



Floor 2

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.

Approximate total area⁽¹⁾

1775 ft²
165.1 m²

Reduced headroom
61 ft²
5.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-81) B			
(69-60) C		68	
(55-48) D			
(39-34) E			
(21-18) F			
(4-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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