



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** Arguably the best example of this type of property currently available. An impressive and tastefully improved three bedroom mid terrace property which offers spacious and well proportioned accommodation that features a modern kitchen and bathroom, whilst further benefitting from a useful utility room and ground floor WC. Other pleasing features include dual aspect lounge with media wall, recently replaced flooring, gas central heating, uPVC double glazing, low maintenance gardens and potential off street parking. An ideal purchase for a first time buyer, family or possible investment opportunity, with a layout which briefly comprises: entrance porch, spacious dual aspect lounge, generous open plan kitchen/diner, utility room, ground floor WC, three bedrooms and a modern bathroom incorporating a three piece white suite and chrome fittings. The home is well positioned being set back on Throston Grange Lane, overlooking a green to the front with parking adjacent. Within walking distance of schools and amenities. VIEWING RECOMMENDED.

Throston Grange Lane, Hartlepool, TS26 0TT

3 Bed - House - Mid Terrace

£130,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Throston Grange Lane, Hartlepool, TS26 0TT



GROUND FLOOR

ENTRANCE PORCH

6'4 x 4'5 (1.93m x 1.35m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, glazed internal door through to the open plan dining kitchen.

DINING KITCHEN

13'3 x 17'9 (4.04m x 5.41m)

DINING AREA

uPVC double glazed window to the front aspect, staircase to the first floor, radiator.

KITCHEN AREA

Fitted with a modern range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and illuminating extractor, white 'brick' style tiling to splashback, recess for dishwasher, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, access to:

UTILITY

5'2 x 12'10 (1.57m x 3.91m)

A generous utility room with fitted worktop and space below for appliances, double unit to base level, plumbing for washing machine, uPVC double glazed door to the rear courtyard style garden, uPVC double glazed frosted window, radiator, access to:

DOWNSTAIRS TOILET

5'9 x 3'8 (1.75m x 1.12m)

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed frosted window to the side aspect, radiator.

DUAL ASPECT LOUNGE

8' x 17'10 (2.44m x 5.44m)

A generous dual aspect lounge with a large uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear, media wall with inset fire, radiator.

FIRST FLOOR

LANDING

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

BEDROOM 1 (front)

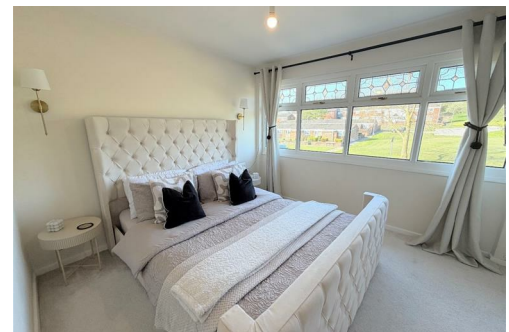
10'1 x 12' (3.07m x 3.66m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM 2 (front)

10'4 x 9'6 (3.15m x 2.90m)

Large uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.



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BEDROOM (rear)

7'5 x 7'11 (2.26m x 2.41m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



FAMILY BATHROOM/WC

7'1 x 5'7 (2.16m x 1.70m)

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback and flooring, uPVC double glazed window to the rear aspect.



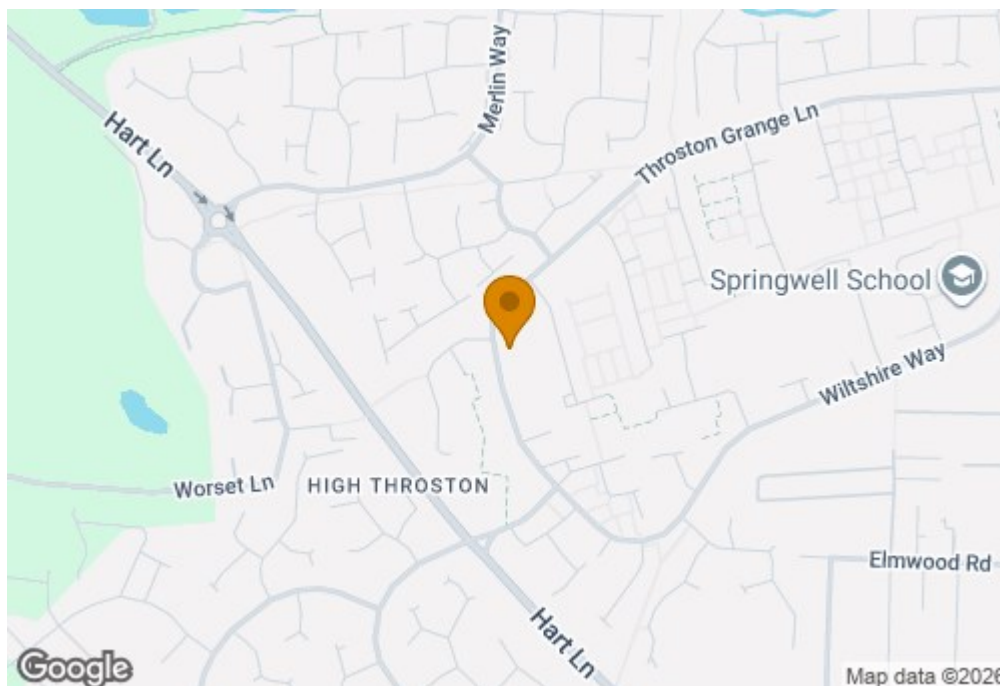
EXTERNALLY

The property occupies a set back position on Throston Grange Lane, with a part lawned front garden. Double wrought iron gates open to paved area, with potential for off street parking (subject to the kerb being lowered). The enclosed rear courtyard style garden is paved with gated access.



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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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