



Glentower Grove, Seaton Carew, TS25 1DR
4 Bed - House - Semi-Detached
£249,950

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



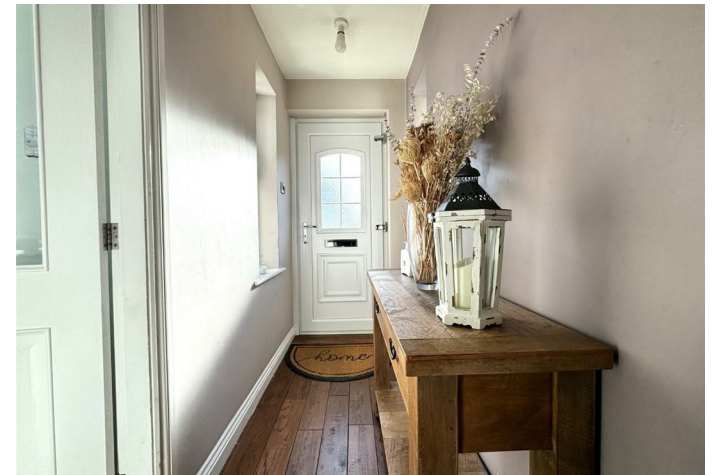
Glentower Grove

Seaton Carew, TS25 1DR

*** VIEWING RECOMMENDED *** NO CHAIN INVOLVED *** A stunning FOUR BEDROOM semi-detached property occupying a pleasant position on Glentower Grove in a popular part of Seaton Carew. The home offers significantly extended accommodation with a generous and well proportioned layout, ideal for family requirements with a superb open plan family room alongside a beautiful kitchen, bathroom and en-suite. Well presented throughout with modern decor, complemented by upgraded fixtures and fittings, attractive floor coverings and upgraded internal doors. The property further features uPVC double glazing, gas central heating, off street parking, integral garage and generous landscaped rear garden.

The full layout comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge with modern inset fire, the open plan family room incorporates ample seating and dining space with French doors opening to the rear garden. The kitchen is fitted with a beautiful range of units with granite worktops and matching island. An inner passage features an integral door to the garage and gives access to a useful guest cloakroom/WC. To the first floor are four good size bedrooms, the master bedroom benefitting from modern fitted wardrobes and walk-in storage room (en-suite potential), bedroom two, again, benefits from modern fitted wardrobes and an impressive en-suite shower room. The remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance block paved front allowing useful off street parking, whilst leading to the garage. A gate to the side leads through to the generous enclosed rear garden, with extensive patio areas, lawn and includes a large timber summerhouse. Glentower Grove is located off Station Lane, close to the seafront and with easy access to amenities.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, attractive oak flooring, two uPVC double glazed windows, stairs to the first floor with fitted carpet, double radiator.

FAMILY LOUNGE 15'5 into bay x 13'2 (4.70m into bay x 4.01m)

uPVC double glazed bay window to the front aspect, modern inset fire, fitted carpet, inset spotlighting to ceiling, double radiator, additional radiator with cover.

OPEN PLAN FAMILY/DINING ROOM 16'4 x 13'1 extending to 16'7 (4.98m x 3.99m extending to 5.05m)

Offering an enviable place for entertaining family and friends with ample seating and dining space, whilst incorporating uPVC double glazed French doors with matching side screens to the rear garden, two double glazed Velux windows, attractive 'sparkling granite' style tiled flooring, feature tiled wall, inset spotlighting to ceiling, useful under stairs storage cupboard, double radiator, wall mounted television point, access to the kitchen.

SUPERB KITCHEN 14'2 x 11'9 (4.32m x 3.58m)

Fitted with a beautiful range of units to base and wall level with complementing granite worktops and matching splashback, featuring an inset Blanco stainless steel sink with mixer tap, recess for free standing cooking range with extractor hood over, integrated dishwasher, recess with plumbing for washing machine, recess for 'American' style fridge/freezer, matching central island, 'sparkling granite' style tiled flooring, uPVC double glazed window to the rear aspect, inset spotlights to ceiling.

INNER PASSAGE

Matching tiled flooring, integral door to the garage, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece suite comprising: inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, part panelling to walls, matching tiled flooring, uPVC double glazed window to the side aspect, modern 'column' style radiator.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, inset spotlighting to ceiling, double radiator, additional single radiator.

BEDROOM ONE 14' into bay x 13'4 (4.27m into bay x 4.06m)

uPVC double glazed bay window to the front aspect, modern fitted wardrobes with sliding doors, hanging rails and shelving, fitted carpet, double radiator, walk-in store room offering potential for use as an additional en-suite, currently featuring a uPVC double glazed window and single radiator.

BEDROOM TWO 14'3 x 11'7 into wardrobes (4.34m x 3.53m into wardrobes)

uPVC double glazed window overlooking the rear garden, modern wardrobes with sliding doors, hanging rails and shelving, fitted carpet, double radiator, access to:

EN-SUITE SHOWER ROOM/WC 6' x 4'8 (1.83m x 1.42m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive 'marble' style tiling to walls, laminate flooring, inset spotlighting to ceiling.

BEDROOM THREE 11'7 x 9' (3.53m x 2.74m)

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

BEDROOM FOUR 10'4 x 9'4 (3.15m x 2.84m)

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

FAMILY BATHROOM/WC 8'8 x 6'1 (2.64m x 1.85m)

Fitted with beautiful three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, attractive tiling to splashback, being full height to bath area, uPVC double glazed window to the side aspect, modern laminate flooring, large wall mounted vanity mirror, attractive 'column' style radiator with chrome rail.

EXTERNALLY

The property features a block paved front allowing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the generous landscaped rear garden, with ample patio space, lawn, fenced boundaries and useful timber summerhouse included.

INTEGRAL GARAGE 16'8 x 9'11 (5.08m x 3.02m)

Accessed via roller door to the front, integral door from the property, light, power points, gas central heating boiler.

NB

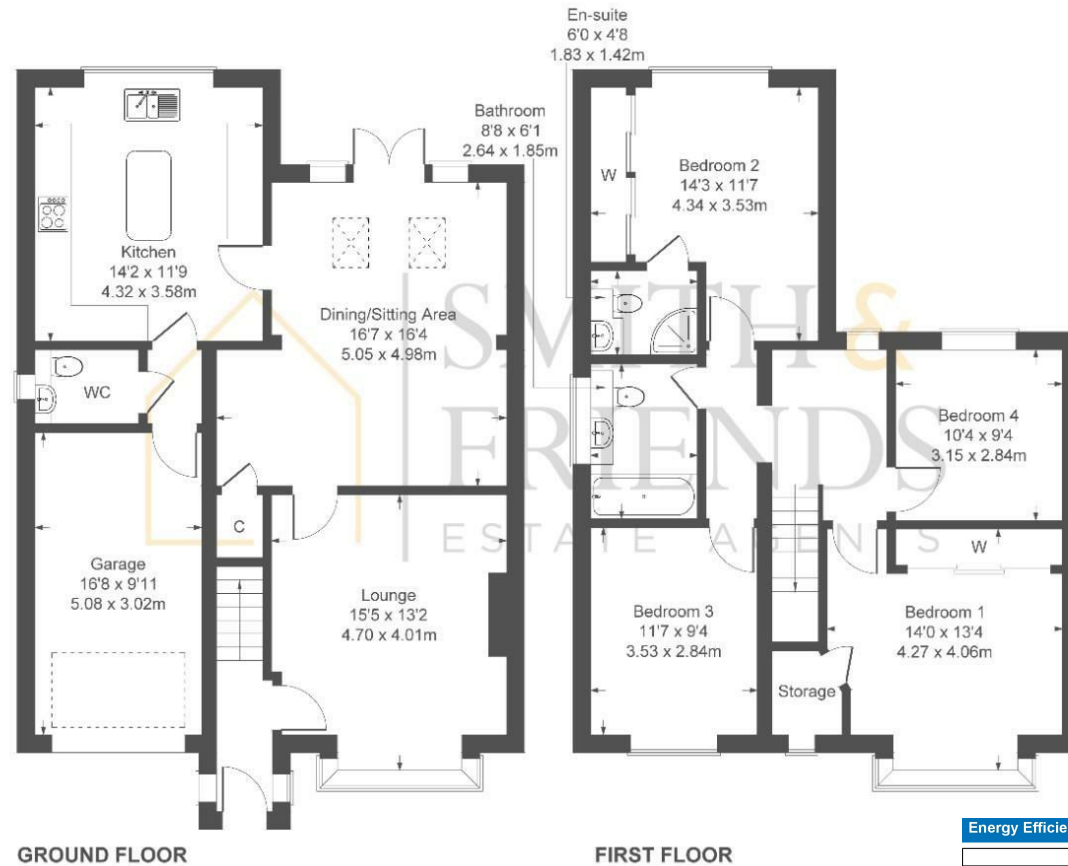
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Glentower Grove

Approximate Gross Internal Area
1689 sq ft - 157 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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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