



An extended, refurbished and improved four bedroom semi detached house which would make the perfect family home. Bolton Grove is located in Seaton Carew, being within close proximity to the seafront, yet on hand to local shops. The floor plan briefly comprises: entrance porch, hallway, downstairs toilet, lounge, sitting room, stunning refitted breakfast kitchen and useful utility. To the first floor are four double bedrooms, the master with en-suite, and a luxurious family bathroom. Externally, the large enclosed rear garden is approximately 100ft in length and is mainly laid to lawn with well stocked borders, paved patio area and garage. The front garden is laid to lawn and has off street parking.

**Bolton Grove, Hartlepool, TS25 1BD**  
**4 Bedroom - House - Semi-Detached**  
**£255,000**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: C**



Bolton Grove, Hartlepool, TS25 1BD

## GROUND FLOOR

### PORCH

uPVC double glazed glass panelled door, door into the hallway.

### HALLWAY

Oak spindle staircase to first floor landing, built-in storage, radiator.

### DOWNSTAIRS TOILET

White low level WC, wash hand basin, radiator, uPVC extended, refurbished and improved window.

### LIVING ROOM

**13'4 x 9'8 (4.06m x 2.95m)**

uPVC double glazed bay window to front, living flame 'coal' effect gas fire and modern surround, radiator.

### SITTING ROOM

**18'2 x 13'3 (5.54m x 4.04m)**

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect gas fire with modern surround, radiator.

### BREAKFAST KITCHEN

**16'3 x 12'10 (4.95m x 3.91m)**

Fitted with a range of grey high gloss wall, base and drawer units with contrasting quartz worktops and centre island, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor, double oven and built-in microwave, fridge and freezer, uPVC double glazed window to rear, sliding patio doors opening onto the rear garden.

### UTILITY

**8'6 x 10'6 (2.59m x 3.20m)**

Base and wall units, worktop with sink and drainer, plumbing for washing machine and dryer, uPVC double glazed window to front.

## FIRST FLOOR

### BEDROOM (front)

**13'7 x 8'9 (4.14m x 2.67m)**

uPVC double glazed window, built-in wardrobes, radiator.

### EN-SUITE

**8'11 x 3'9 (2.72m x 1.14m)**

Shower cubicle, pedestal wash hand basin, uPVC double glazed window, radiator.

### BEDROOM (front)

**11'3 x 9'9 (3.43m x 2.97m)**

uPVC double glazed window, built-in wardrobes, radiator.

### BEDROOM (rear)

**11'10 x 9'11 (3.61m x 3.02m)**

uPVC double glazed window, radiator.

### BEDROOM

**9'9 x 8'5 (2.97m x 2.57m)**

uPVC double glazed window, radiator.



**FAMILY BATHROOM/WC**

**7'7 x 6'4 (2.31m x 1.93m)**

Modern white and chrome suite with panelled bath, shower over and glass shower screen, pedestal wash hand basin and low level WC; co ordinated tiled walls, heated chrome towel rail.

**EXTERNALLY**

The large enclosed rear garden is appoximately 100ft in length and is mainly laid to lawn with well stocked borders and paved patio area. The front garden is laid to lawn and has off street parking.

**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.



# Bolton Grove, Hartlepool, TS25 1BD



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1349 ft<sup>2</sup>  
125.3 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

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. We 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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