



**Grange Road, TS26 8JH**  
**4 Bed - House - End Terrace**  
**£125,000**

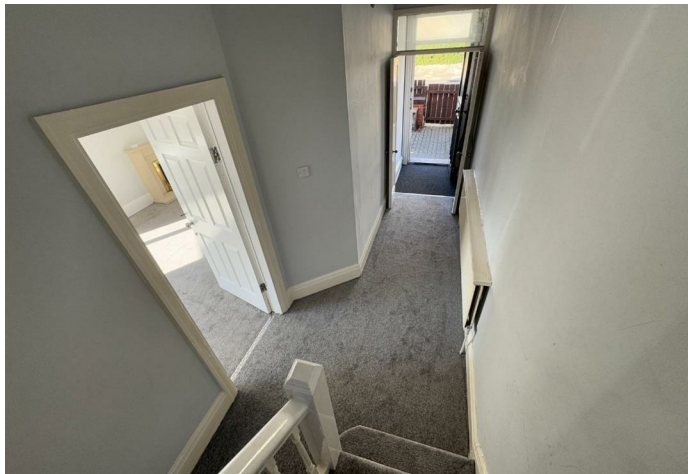
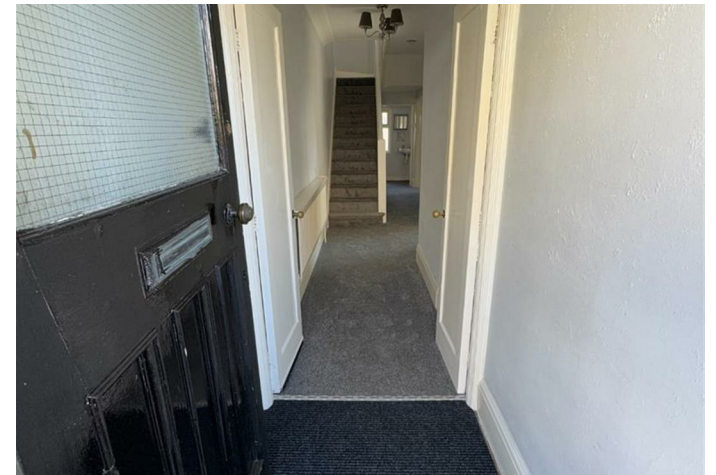
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**





# Grange Road Hartlepool TS26 8JH

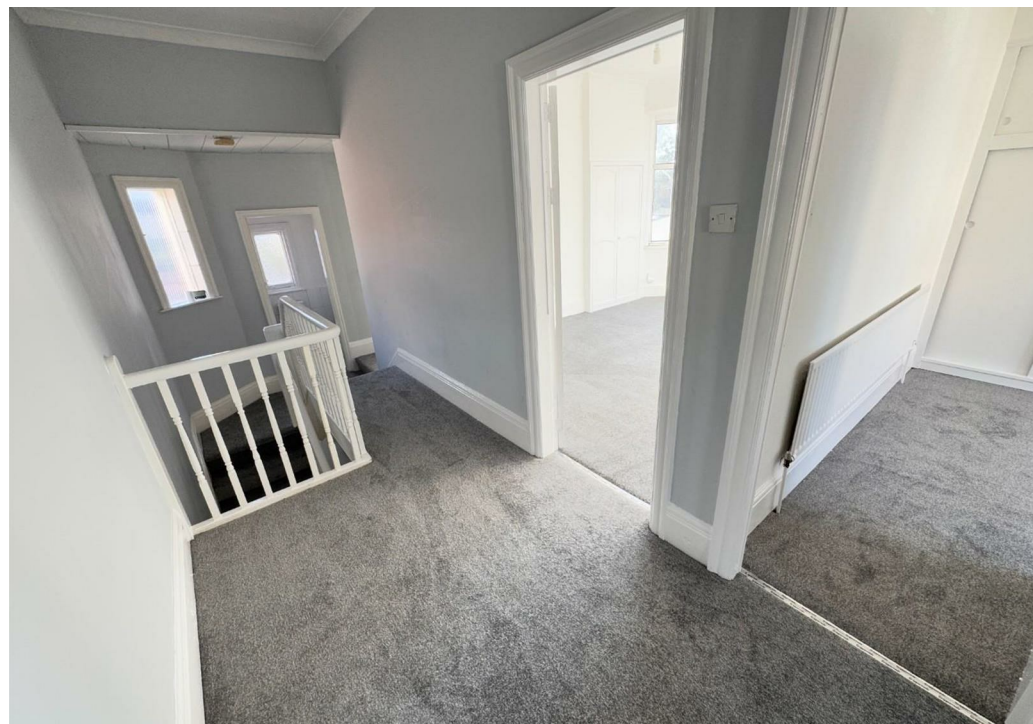
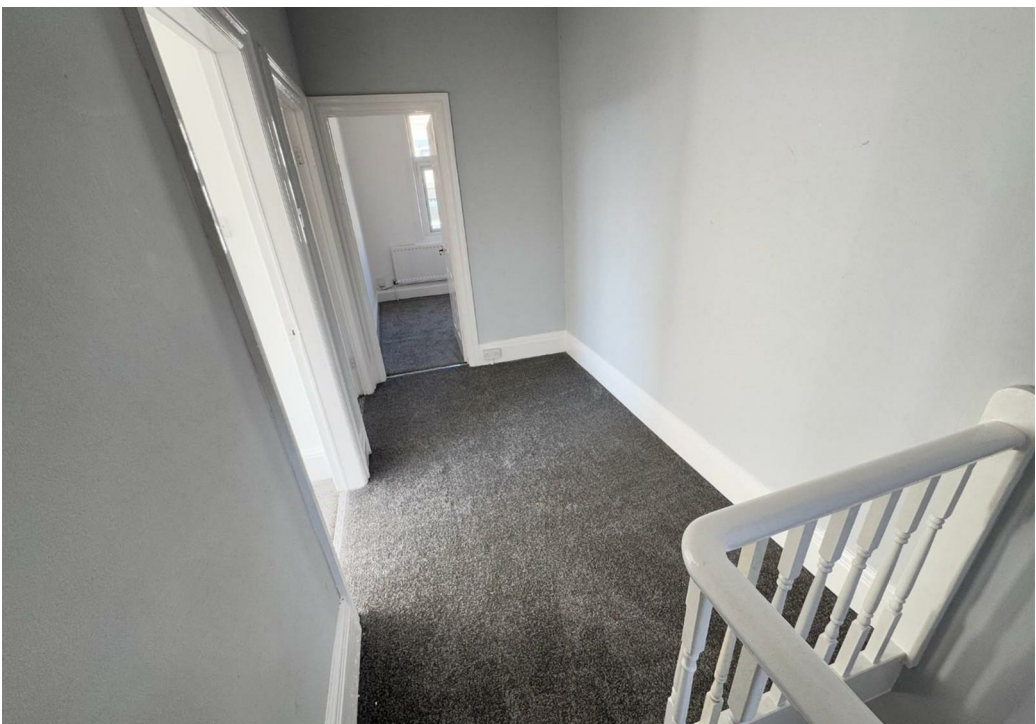
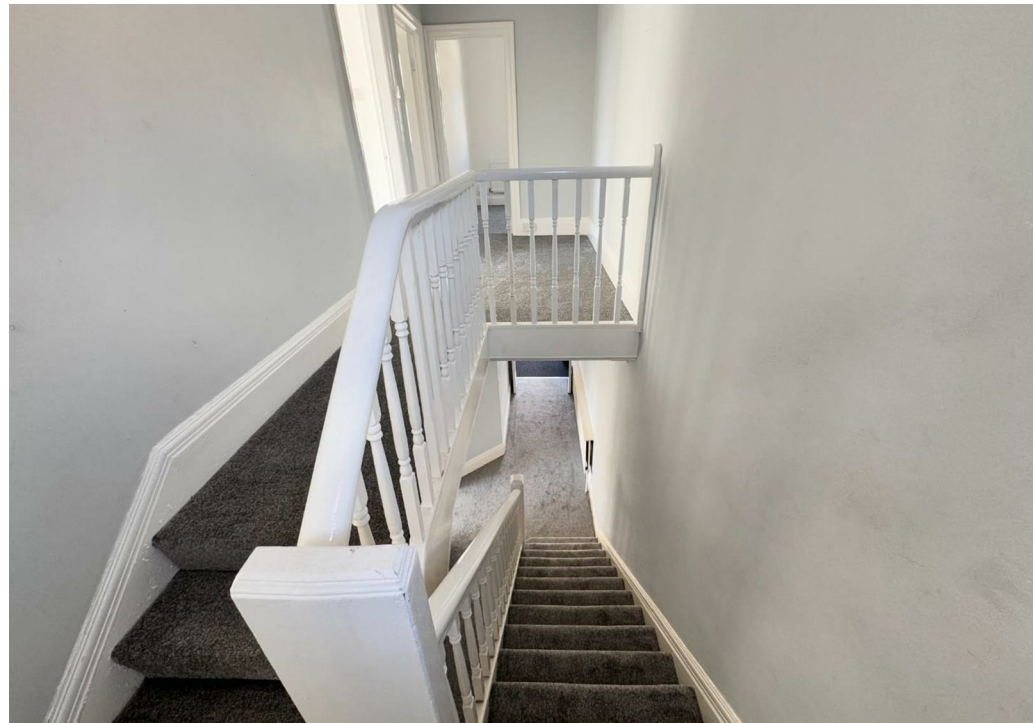
\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* A spacious end terraced property on Grange Road, close to Hartlepool town centre. The home offers spacious and well proportioned accommodation with FOUR BEDROOMS & TWO RECEPTION ROOMS. An ideal purchase for family requirements or possible investment opportunity with scope for a HMO (subject to approval). An internal viewing comes recommended to appreciate the home's full potential. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to a deep entrance hall, incorporating stairs to the first floor and access to a useful ground floor cloakroom/WC, the two connecting reception rooms feature bay windows, whilst the kitchen is fitted with units to base and wall level with space for free standing appliances. A utility area leads through to an enclosed area, ideal for use as a workshop, whilst leading through to the garage. To the first floor are four bedrooms and the family bathroom with separate WC. Externally is a palisade to the front which continues alongside the property with a small, enclosed yard at the rear. The larger than average garage is accessed to the rear of the property with up and over access door. Local schools and amenities are well situated within walking distance of the property.



















## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via glazed entrance door with fanlight above, double doors through to:

### ENTRANCE HALL

A deep entrance hall with newly fitted carpet, spindled staircase to the first floor, coving to ceiling, double radiator.

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, 'lamine' effect vinyl flooring, glazed window to the rear aspect.

### OPEN PLAN LOUNGE/DINING ROOM

#### LOUNGE AREA

15'4 x 14'4 (4.67m x 4.37m)

uPVC double glazed bay window to the front aspect, feature fire surround with gas fire, newly fitted carpet, coving to ceiling, single radiator to bay.

#### DINING AREA

14'8 x 12' (4.47m x 3.66m)

uPVC double glazed bay window to the side aspect, newly fitted carpet, coving to ceiling, single radiator to the bay.

#### KITCHEN/DINER

15'6 x 10'5 (4.72m x 3.18m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, space for free standing appliances, two uPVC double glazed windows, wall mounted Ideal Logic Combi 30 boiler, vinyl flooring, single radiator.

#### UTILITY AREA

6'3 x 5'9 (1.91m x 1.75m)

Offering further space for free standing appliances, uPVC double glazed door to the garage and storage area to the rear.

## FIRST FLOOR

### HALF LANDING

Glazed window to the rear aspect, newly fitted carpet, access to bedroom three, bathroom and separate WC.

### BEDROOM 3

8'6 x 10'7 (2.59m x 3.23m)

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



## BATHROOM

Fitted with a two piece suite comprising: curved panelled bath with dual taps and shower over, pedestal wash hand basin with mixer tap, panelling to walls, uPVC double glazed window to the side aspect, single radiator.

### SEPARATE WC

Fitted with a low level WC, part tiled wall, glazed window to the rear aspect, single radiator.

## MAIN LANDING

A spacious main landing offering possible study space, newly fitted carpet, access to the remaining three bedrooms.

### BEDROOM 1

16'1 x 11'9 (4.90m x 3.58m)

uPVC double glazed bay window to the front aspect, newly fitted carpet, wall to wall fitted wardrobes, coving to ceiling, single radiator.

### BEDROOM 2

15'1 x 12' (4.60m x 3.66m)

uPVC double glazed bay window to the side aspect, newly fitted carpet, built-in double wardrobe, coving to ceiling, single radiator.

### BEDROOM 4

8'9 x 5'8 (2.67m x 1.73m)

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

## OUTSIDE

The property features a low maintenance palisade to the front and side, with the enclosed rear yard being paved with a door to the garage.

## GARAGE/STORAGE AREA

18'8 x 9'5 (5.69m x 2.87m)

Larger than average garage which is accessed to the rear of the property.

## NB

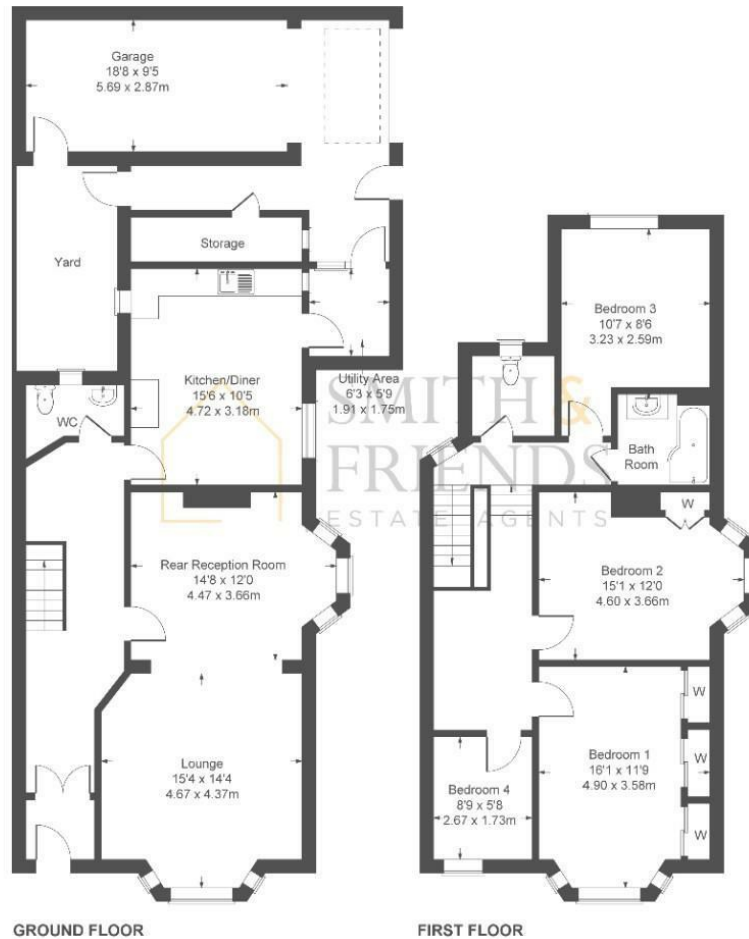
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







**Grange Road**  
Approximate Gross Internal Area  
2045 sq ft - 190 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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		
	56	73
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.

**106 York Road, Hartlepool, TS26 9DE**  
**Tel: 01429 891100**  
**hartlepool@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**

