



## 52 Granville Avenue

, Hartlepool, TS26 8NB

**£245,000**



Igomove are pleased to announce the listing of this superb four bedroomed semi detached period property located in an established residential area, it boasts a number of key desirable features which include; four well presented bedrooms, four piece family bathroom, generous hallway, stylish lounge, large dining room, modern kitchen, guest cloakroom, utility room, lovely summer room, mature gardens, driveway, uPVC double glazing, gas central heating via recently fitted boiler, excellent decor, numerous original period features, freehold.





Attractive traditional double bay facade, walled garden with established hedges, driveway, grand portico, front door into;

Vestibule entrance with dado rail, neutral decor.

Inviting entrance hall with stairs to the first floor, under stairs storage cupboard, neutrally presented.

Generous lounge with bay window to the front elevation, feature fireplace with coal effect gas fire, marble hearth and up stand, ornate ceiling rose, picture rail, decorative coving, pastel decor.

Sizable dining room with side elevation bay window and door to the rear garden, feature fire surround, gas fire, deep coving, picture rail, neutral decor.

Modern kitchen fitted with a selection of cabinets, complimentary surfaces, stylish subway tiled backsplash, extractor, space for freestanding cooker, space for aga, sink with chrome mixer tap, space for appliances, pantry, exposed beams.

Inner lobby with large fitted storage cupboard.

Guest cloakroom fitted with close coupled WC and vanity wash basin.

Utility room with plumbing for washing machine and space for tumble drier.

Delightful summer room with dual aspect windows and French doors opening to the garden, fireplace with electric fire, recessed spotlights, coving, neutral colour palette.

To the first floor there is a storage cupboard and;

Bedroom one is a spacious double with bay window to the front elevation which brings in an abundance of natural light, pretty decor, feature fireplace.

Bedroom two is a rear aspect double, neutral decor.

Bedroom three is another generous double located to the rear with fitted storage, neutrally decorated.

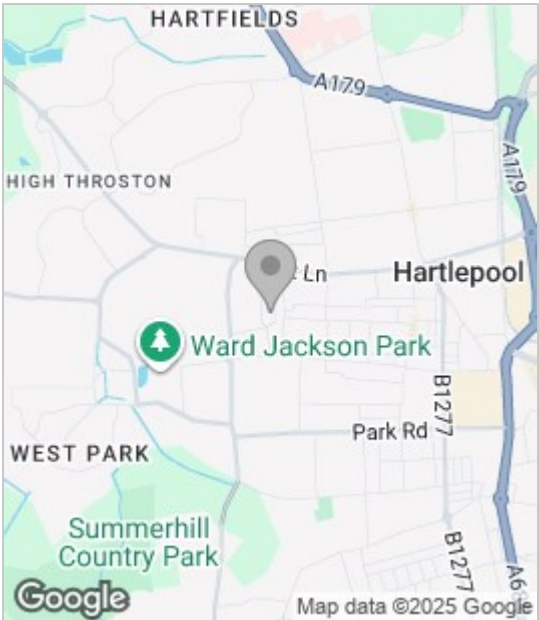
Bedroom four is a single room with window to the front, neutral colour scheme.

The four piece family bathroom comprises bath, shower cubicle, close coupled WC and pedestal wash basin, complimentary tiling.

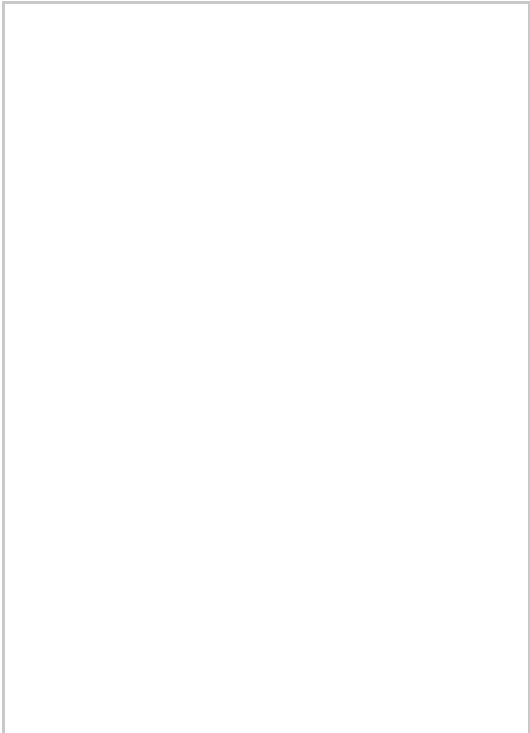
To the rear is an enclosed garden laid to lawn with patio, summerhouse and established planting.

Generous proportions and a wealth of period features including high ceilings and decorative plasterwork make this property highly desirable, contact us at Igomove to view at your first opportunity.

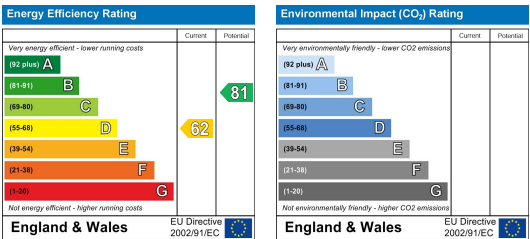
Area Map



Floor Plan



Energy Efficiency Graph



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