



Granville Avenue, Hartlepool TS26 8ND

welcome to

Granville Avenue, Hartlepool

A true one off! Built over 100 years ago, is this detached, 6 bedroomed residence with accommodation set across 3 floors.

Entrance Vestibule

Door leading to:

Entrance Hallway

Radiator, carpet.

Lounge

12' 11" into alcoves x 16' 7" into bay (3.94m into alcoves x 5.05m into bay)

Single glazed wooden sash bay window, fireplace housing gas fire, crown corning, picture rail, three radiators, carpet.

Dining Room / Library

19' 2" into alcoves & bay x 12' 11" (5.84m into alcoves & bay x 3.94m)

single glazed wooden sash bay window, fireplace housing solid fuel log burner, ceiling rose, crown corning, picture rail, carpet, radiator.

Kitchen

12' 11" x 10' 11" (3.94m x 3.33m)

Fitted kitchen with a range of wooden wall and base units with wood block and granite worktops, Belfast sink with mixer tap, metro-brick splashback, freestanding oven and hob, open fire with brick surround, period style vinyl, ceiling rose, radiator, wooden single glazed sash window to side, pantry with window to side.

Rear Lobby

With period effect flooring, storage cupboard and open to Utility.

Utility

10' 5" x 7' 1" (3.17m x 2.16m)

Fitted with wall and base units with complementing rolled top working surfaces, stainless steel sink/drain unit, single glazed wooden window to side, tiled splashback, period effect vinyl flooring, Potterton boiler.

Cloakroom

WC, wash hand basin, tiled flooring, extractor fan and single glazed wooden window to rear

First Floor

Landing

Single glazed wooden sash window to rear, radiator, dado rail, telephone point, carpet, crown corning, stairs to second floor.

Bedroom 3

13' 5" x 12' 11" into alcoves (4.09m x 3.94m into alcoves)

Single glazed wooden sash window to rear, open fire, crown corning, picture rail, wash hand basin in vanity unit, carpet, radiator.

Bedroom 4

15' 11" Max x 12' 11" Into alcoves (4.85m Max x 3.94m Into alcoves)

Open fire, picture rail, coved corning, single glazed wooden sash windows to front and side, radiator.

En Suite

Shower cubicle, wash hand basin, wc, part tiled walls, single glazed wooden sash window to front, radiator and extractor fan.





Bedroom 5 / Kitchenette

13' Max x 11' (3.96m Max x 3.35m)

Single glazed wooden sash window to side, laminate flooring, radiator, fitted Kitchen area with stainless steel sink unit with mixer tap and plumbing for washing machine. Door to bedroom 4.

Family Bathroom

Fitted with bath, shower, vanity wash hand basin, part tiled walls, tiled effect flooring, single glazed wooden sash window to side, radiator.

Separate WC

WC, extractor fan, tiled flooring and single glazed wooden opaque window to rear

Second Floor

Landing

Single glazed wooden sash window to rear, carpet, dado rail and storage cupboard.

Bedroom 1

15' 11" x 13' 1" alcove (4.85m x 3.99m alcove)

Part restricted head height, open fire, single glazed wooden sash window to front, carpet, radiator.

Bedroom 2

13' 1" x 11' (Maximum measurements) (3.99m x 3.35m (Maximum measurements))

Part restricted head height, single glazed wooden sash window to front, carpet, radiator.

Kitchen / Bedroom

15' x 13' 6" (4.57m x 4.11m)

Part restricted head height, open fire, single glazed wooden sash window to front and side, laminate flooring, radiator, spotlighting, Kitchen area fitted with stainless steel sink/ drainer unit with mixer tap.

En Suite

Fitted with bath with mixer tap, WC, wash hand basin, tiled flooring, airing cupboard, part tiled walls, towel rail and extractor fan.

Externally

Front Garden

Frontage offering ample parking, with the house set back from the road, featuring mature shrubbery & side access.

Rear Garden

Lawn, patio, hard standing space, mature shrubbery, shed, well, disused bomb shelter, double gates to the side, leading to the road.



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welcome to

Granville Avenue, Hartlepool

- SET OVER 3 FLOORS
- UTILITY
- TRUE ONE OFF!
- PRIVATE REAR GARDEN
- ENSUITE

Tenure: Freehold EPC Rating: F

£270,000



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Property Ref:
HAR117506 - 0008

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