



**Jesmond Grange Road, The Parade Hartlepool TS26 0DY**

**welcome to**

## **Jesmond Grange Road, The Parade Hartlepool**

A rarity to the market this 6 bedroomed, 2 bathroom home is situated in what is widely acknowledged as one of the regions premier addresses on this highly regarded, mature road in West Park.

### **Entrance Lobby**

Wooden door to front, sash window to side, coved cornicing, picture rail.

### **Entrance Hallway**

Radiator, coved cornicing, staircase to first floor, under stairs storage cupboard, cloaks area.

### **Guest Wc**

Pedestal wash hand basin, low level low flush wc, sash window to rear.

### **Lounge**

22' 5" Into bay x 15' 8" Into alcoves ( 6.83m Into bay x 4.78m Into alcoves )  
Sash bay window to front, picture rail, three radiators, decorative coved cornicing and ceiling rose, ornate open fireplace.

### **Dining Room**

15' 9" x 20' 3" ( 4.80m x 6.17m )  
Two sash windows to front, decorative coved cornicing, picture rail, ornate fireplace with log burner, radiator.

### **Kitchen/ Diner**

29' 6" x 13' 5" ( 8.99m x 4.09m )  
Extensive range of wall and base units with butcher block working surfaces and attractive splashback tiling, central island with storage, ceramic 1 1/2 bowl sink/drain unit, integrated dishwasher, built in double oven, gas hob and oven, fire place, two radiators, spotlighting, three sash windows to front and three sash windows to rear.

### **Utility**

7' 2" x 10' 1" ( 2.18m x 3.07m )  
French doors to rear garden, cupboard with recess and plumbing for washing machine, storage cupboard.

### **First Floor**

#### **Half Landing**

Window to rear, window to side, radiator, storage cupboard.

#### **Full Landing**

Access to Bedroom 1 and 2, study/ walk in robes.

#### **Bedroom 1**

22' 3" Max x 15' 9" Max ( 6.78m Max x 4.80m Max )  
Bay sash window to front, built in storage cupboard, three radiators, stunning open marble fireplace, coved cornicing, picture rail.

#### **Bedroom 2**

19' 9" excluding cupboard x 16' 1" Max ( 6.02m excluding cupboard x 4.90m Max )  
Two sash windows to front, open marble fireplace, built in storage cupboard, picture rail, coved cornicing, two radiators.

Walk in robes 7'6 x 6'4 or study area, sash window to front.

#### **Bedroom 3**

14' 4" x 13' 5" ( 4.37m x 4.09m )  
Sash window to front, rear and side, built in storage cupboard, coved cornicing, radiator.

#### **Bathroom**

Stand alone bath with mixer tap and shower attachment, traditional style wash hand basin, walk in shower cubicle, fireplace, spotlighting, coved cornicing, radiator, sash window to front.





### **Separate Wc**

Stained glass window to front, wash hand basin, low level low flush wc.

### **Second Floor**

#### **Half Landing**

Access to second bathroom.

#### **Second Bathroom**

Pedestal wash hand basin, low level low flush wc, shower cubicle, radiator, sash window to side.

#### **Landing**

Sky light, loft access, two double storage cupboards.

#### **Bedroom 4**

18' 8" x 15' 9" Max ( 5.69m x 4.80m Max )

Two sash windows to front, radiator, picture rail, marble open fireplace, storage cupboard.

#### **Bedroom 5**

13' 2" x 19' 8" ( 4.01m x 5.99m )

Two sash windows to front, picture rail, radiator, built in storage cupboard.

#### **Bedroom 6**

11' 9" x 9' 4" ( 3.58m x 2.84m )

Sash window to front, radiator, picture rail.

### **Externally**

#### **Front Garden**

Walled garden to front with mature shrubbery, on street parking.

#### **Rear Garden**

Beautiful walled rear garden with sunny aspect, surrounded by mature trees and shrubbery, slate patio area, paved area to side, greenhouse, gated access to side and front.

### **Garage**

Gated with personal door from garden to garage.



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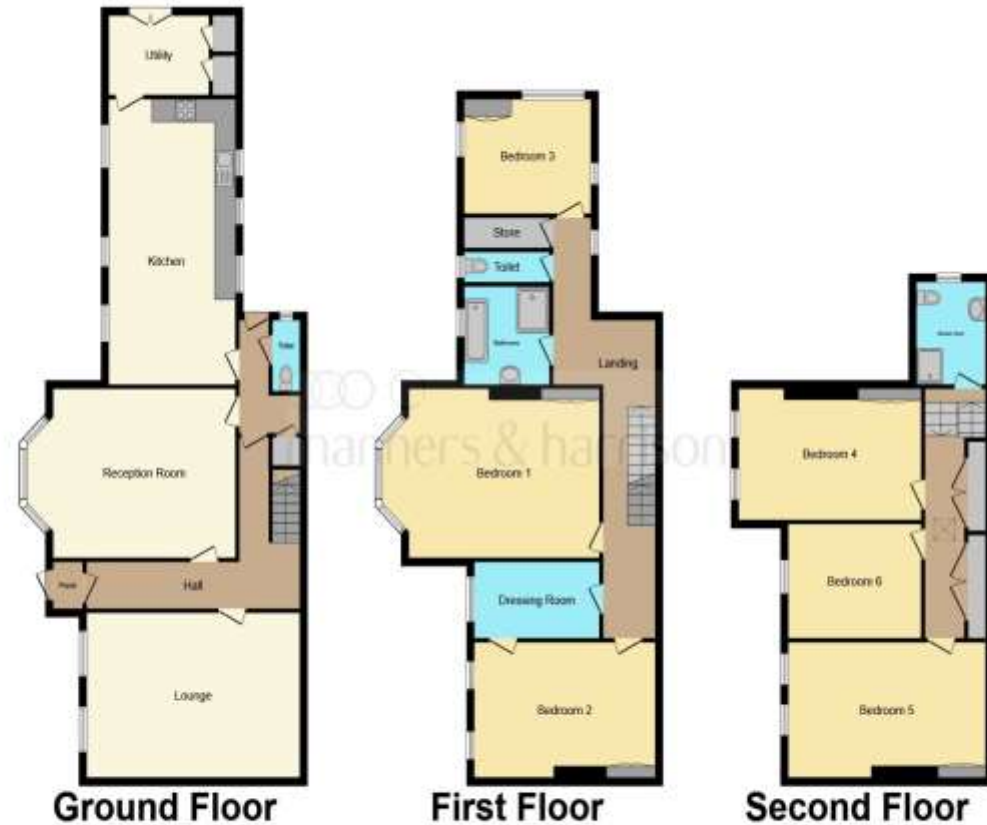
welcome to

## Jesmond Grange Road, The Parade Hartlepool

- GRADE II LISTED LUXURY ACCOMMODATION
- SITUATED IN A CONSERVATION AREA
- 2 RECEPTION ROOMS
- KITCHEN/ DINER WITH UTILITY
- BEAUTIFUL WALLED REAR GARDEN WITH GARAGE

Tenure: Freehold EPC Rating: D

**£575,000**



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