



**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.

##Invalid Field Name##

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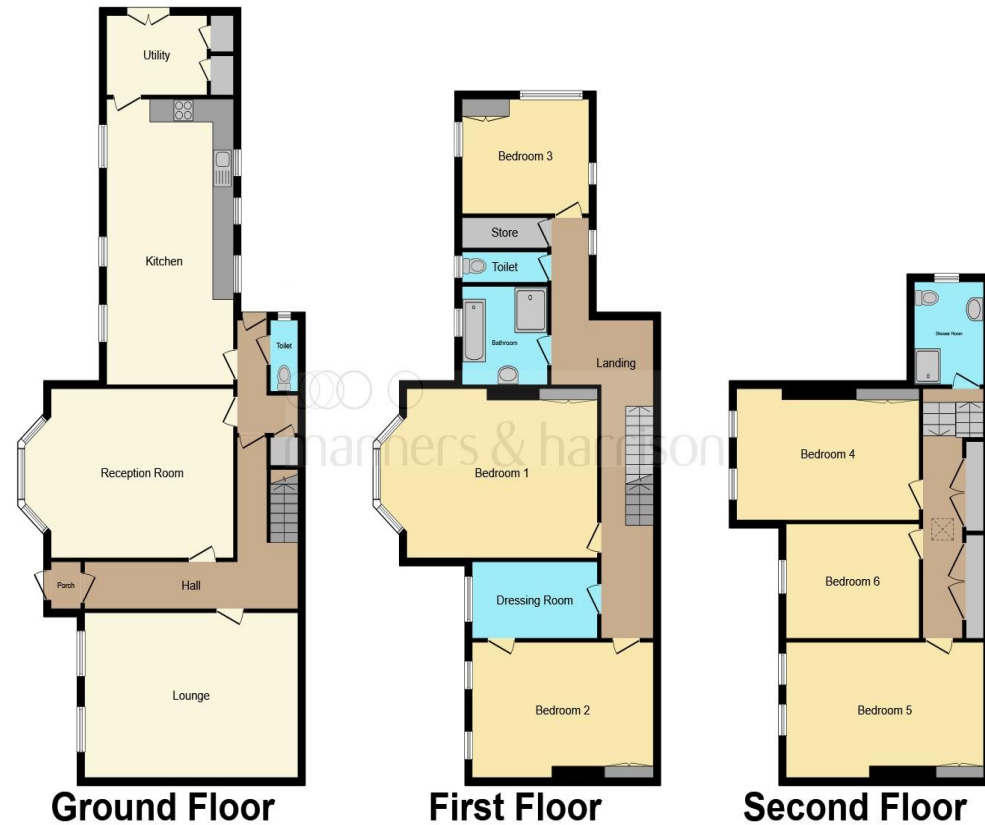
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## Jesmond Grange Road, The Parade Hartlepool

- 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

**£525,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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