



Granville Avenue, Hartlepool TS26 8NB

welcome to

Granville Avenue, Hartlepool

Sitting proudly is this beautiful traditional three bedroomed semi-detached family home. This home has been lovingly cared for over the last 60 years by the current owner and has lovely traditional features such as high ceilings, picture rails and some original Lincrusta wall coverings.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Entered via UPVC double glazed door to the front aspect, UPVC double glazed windows either side, brick exposed walls, sloping ceiling, wooden door into entrance hallway.

Entrance Hallway

Stairs to first floor, UPVC double glazed window to side aspect, radiator, picture rail.

Lounge

15' 7" Including bow window x 14' Max (4.75m Including bow window x 4.27m Max)
UPVC double glazed bay window to the front aspect, radiator, coved cornicing, picture rail, TV point, feature tiled fire with electric fire and surround.

Reception Room Two

13' 1" Max x 15' 8" Max (3.99m Max x 4.78m Max)
UPVC double glazed window to the rear aspect, radiator, tiled fire with electric fire, coved cornicing, picture rail.

Kitchen

11' 4" Max x 7' 9" Max (3.45m Max x 2.36m Max)
UPVC double glazed window to the side aspect, range of cream wall and base units with complimentary wood effect working surfaces, under stairs storage cupboard, inset electric oven, 4 ring gas hob, tiled surround, plumbing for washing machine, stainless steel sink/ drainer with mixer tap,

radiator, small wooden single glazed picture window to the rear aspect, Ideal wall mounted boiler, door leading to:

pantry area ; Wooden single glazed window to side aspect, space for fridge, space for freezer, shelving.

Rear Lobby

6' 4" Max x 4' 11" Excluding storage area (1.93m Max x 1.50m Excluding storage area)
Door leading to ground floor WC, mains connected shower with tiled surround, extractor fan.

Ground Floor Wc

Low level low flush wc.

Rear Glazed Garden Porch

10' 1" x 3' 11" (3.07m x 1.19m)
UPVC double glazed window to rear and side aspect, UPVC double glazed door leading to rear garden, brick exposed walls.

First Floor

Stairs And Landing

Stairs from the first floor, large storage cupboard with loft hatch access, part Lincrusta wallpapered, UPVC double glazed window.

Bedroom 1

13' 10" Max x 14' Max (4.22m Max x 4.27m Max)
UPVC double glazed window to the front aspect, radiator, decorative feature fireplace with tiled surround and wooden hearth, built in storage cupboard.





Bedroom 2

12' 7" Max x 10' Max (3.84m Max x 3.05m Max)
UPVC double glazed window to the rear aspect,
radiator, built in storage cupboard.

Bedroom 3

7' 9" x 8' 7" (2.36m x 2.62m)
UPVC double glazed window to rear, radiator.

Separate Wc

Wooden single glazed window to rear aspect, low
level low flush wc, part tiled walls, tiled flooring.

Bathroom

Panelled bath with electric triton shower over,
folding glass shower screen, part tiled walls,
pedestal wash hand basin, radiator, tiled flooring,
UPVC double glazed window to the front aspect,
electric heater.

Externally

Rear Garden

Good sized lawn area.

Front Garden

Small lawn area, driveway, gates leading to a further
hardstanding area in front of the Garage at the rear.

Garage

Wooden built with double opening doors to the
front.



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welcome to

Granville Avenue, Hartlepool

- 2 RECEPTION ROOMS
- MANY ORIGINAL CHARACTER FEATURES
- KITCHEN WITH WALK IN PANTRY
- FRONT AND REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

£190,000



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

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Property Ref:
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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk