



Grange Avenue, Hartlepool TS26 9QJ

welcome to

Grange Avenue, Hartlepool

Situated in this sought after location, this significantly improved and extended detached home with the benefit of a large west facing rear garden.

Entrance Lobby

Composite door to front, inner door leading to Bedroom 4/ Reception room 3 (Garage conversion).

Entrance Hallway

Under stairs storage cupboard, staircase to first floor, Karndean flooring.

Lounge

12' 9" x 13' Excluding bay (3.89m x 3.96m Excluding bay)
Bay window to front, window to side, fireplace housing gas fire, two Victorian style radiators, coved corning.

Extended Dining Room

18' 6" x 11' 7" Max (5.64m x 3.53m Max)
Door to rear, window to rear, coved corning, regency style fireplace with electric fire.

Bedroom 4/ Reception Room 3

15' 6" x 6' 3" (4.72m x 1.91m)
Converted garage, currently used as a bedroom but could be used as an additional reception room, window to front, access to loft via ladders.

Extended Kitchen/Diner

14' 3" x 19' 5" narrowing to 16' 3" (4.34m x 5.92m narrowing to 4.95m)
Fitted with an extensive range of wall and base units with co-coordinating working surfaces, inset stainless steel sink/ drainer unit with mixer tap, built in appliances consisting of; fridge freezer, dishwasher, oven, hob and extractor hood, under unit lighting and complementing tiling, Dining area with seating area, cupboard housing the boiler, Victorian style radiator, French doors to rear garden.

Utility Room

13' 3" x 5' 7" (4.04m x 1.70m)
Window to side, stainless steel sink/drain unit, pantry area.

Ground Floor Shower Room

Shower cubicle, low level low flush wc, vanity wash hand basin, chrome heated towel rail, access from utility.

First Floor

Landing

Storage cupboard.

Bedroom 1

12' 11" into alcoves and bay x 12' 11" (3.94m into alcoves and bay x 3.94m)
Bay window to front and window to side, radiator.

Bedroom 2

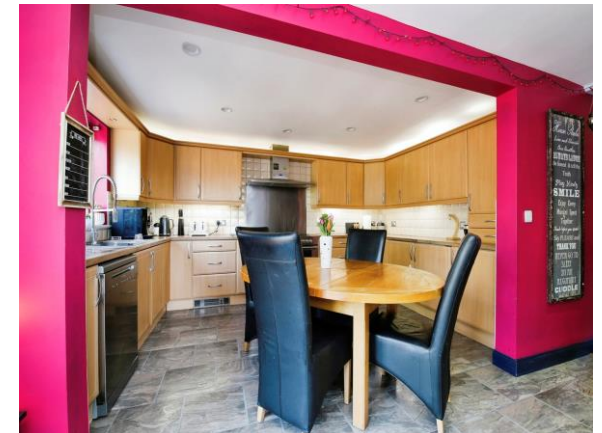
13' 4" Into alcoves x 11' 9" (4.06m Into alcoves x 3.58m)
Window to rear and side, radiator, picture rail.

Bedroom 3

10' 10" x 6' 10" (3.30m x 2.08m)
Window to front, picture rail, radiator.

Bathroom

Bath with shower over, low level low flush wc, vanity wash hand basin, spotlighting, window to rear.





Second Floor

Landing

Storage cupboard, eaves storage space with lighting.

Loft Room

restricted head height, power and lighting, velux windows, spotlighting, radiator.

Externally

Front Garden

Block paved for off street parking for numerous cars, gated access to rear garden, external electric points.

Rear Garden

Well established west facing, predominantly laid to lawn, external electric points.



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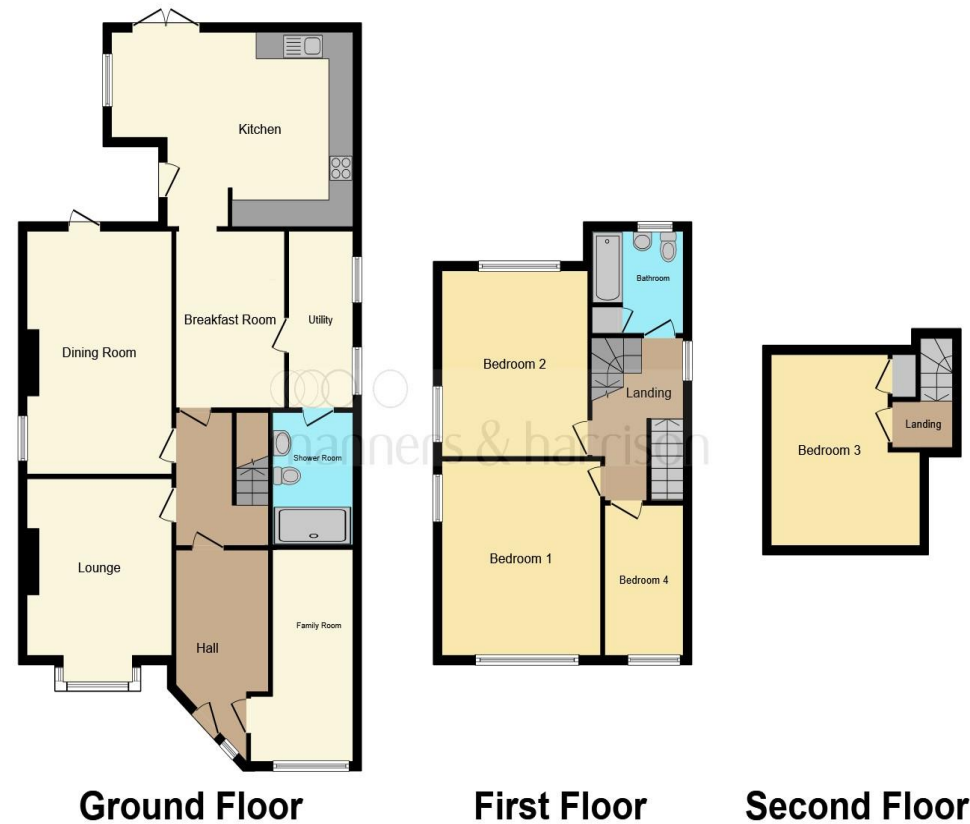
welcome to

Grange Avenue, Hartlepool

- 3/4 BEDROOMS
- 4 RECEPTION ROOMS
- EXTENDED KITCHEN/DINER
- LARGE WEST FACING REAR GARDEN
- OFF STREET PARKING FOR SEVERAL CARS

Tenure: Freehold EPC Rating: D

£350,000



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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk