



**Grange Avenue, Hartlepool TS26 9QJ**

**welcome to**

## **Grange Avenue, Hartlepool**

Situated in this sought after location off The Oval, 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.

### **Separate Wc**

Wc, wash hand basin, part tiled.

### **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 corncicing.

### **Extended Dining Room**

18' 6" x 11' 7" Max ( 5.64m x 3.53m Max )  
Door to rear, window to rear, coved corncicing, 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-ordinating 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 complimenting 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/drainer 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**

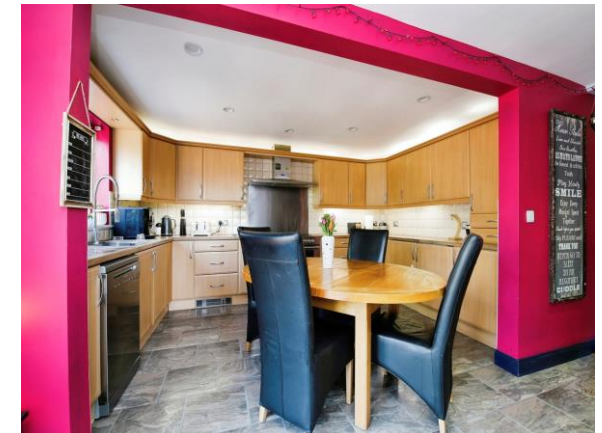
13' 4" Into alcoves x 11' 9" ( 4.06m Into alcoves x 3.58m )  
Window to rear and side, radiator, picture rail.

#### **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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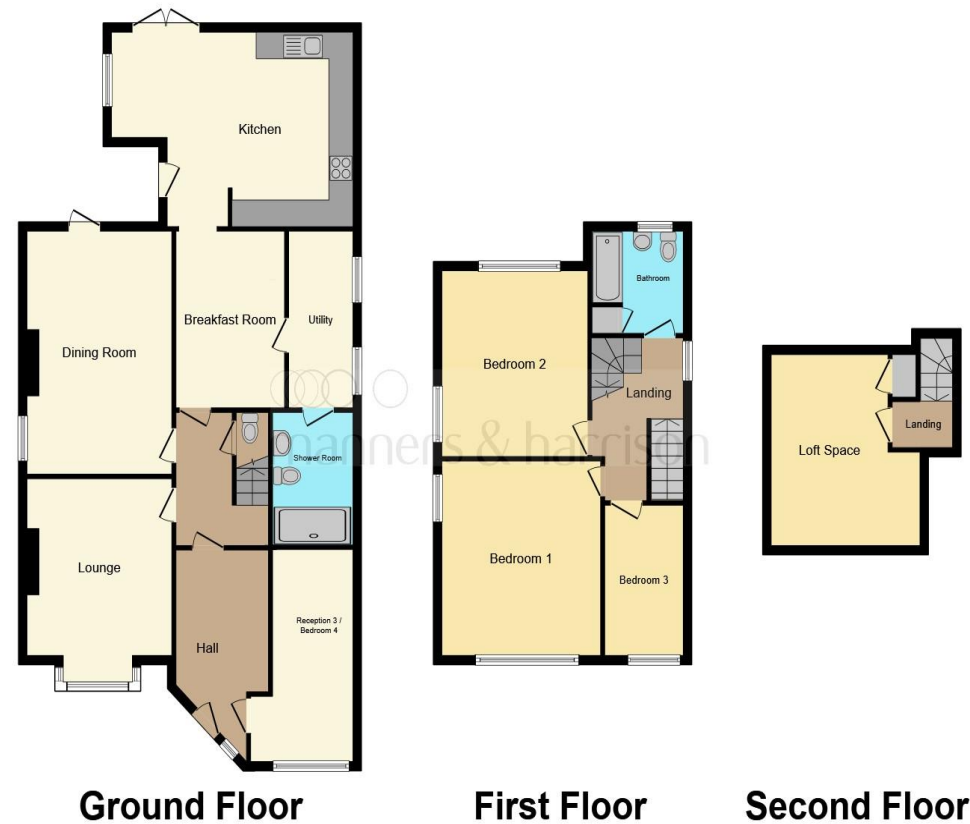
welcome to

## 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

**£325,000**



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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

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