



Eldon Grove, Hartlepool TS26 9QS

welcome to

Eldon Grove, Hartlepool

This truly unique property is a rare find on the market and an absolute must-see, brimming with character and distinctive features. Perfectly situated near excellent schools, shops, and amenities, it offers both charm and convenience. Viewings are highly recommended.

Entrance Porch

Radiator, original feature door and double glazed side panels (leaded).

Hallway

Entered via glass door with glazed end panels, wood flooring, cloaks cupboard, understairs storage cupboard, two radiators, stairs to first floor.

Ground Floor Wc

Tiled flooring, wall mounted wash hand basin with mixer taps and tiled splashback, low level low flush wc, UPVC double glazed window to side, coved corning.

Reception Room

15' Max x 12' 11" (4.57m Max x 3.94m)
UPVC double glazed window to front, radiator, feature wood panelling to walls, picture rail, dual fuel burner with feature brick fireplace and tiled plinth, feature mantle piece above, coved corning, ceiling rose.

Reception Room 2

17' 5" Max x 12' 10" (5.31m Max x 3.91m)
2 UPVC double glazed windows to side, UPVC double glazed French doors with UPVC end panels to the rear, gas burner with granite plinth with a feature wooden lintel, two radiators, coved corning, wood flooring.

Conservatory

Vinyl flooring, feature wall mounted radiator, UPVC double glazed self cleaning glass roof, UPVC double glazed French doors to side, UPVC double glazed door to garden.

Kitchen / Dining

12' 11" Max x 32' 3" (3.94m Max x 9.83m)

UPVC double glazed bay window to rear, karndeal wood flooring, a range of quality solid wood wall and base units with contrasting granite working surfaces with matching upstands, inset Belfast sink with inset drainer, mixer taps and spray attachment, island, plumbing for dishwasher, plumbing for washing machine, freestanding range oven, space for 2 integrated fridge/freezers, breakfast bar, duel fuel log burner, space for a large dining table, coved corning, ceiling rose.

Bedroom 1

15' 11" x 12' 10" (4.85m x 3.91m)
UPVC double glazed bay window to front with leading, radiator, feature fireplace with slate plinth.

En Suite

Tiled flooring, wall mounted wash hand basin with mixer tap, half tiled walls, double walk in shower with rainfall shower head, cladded walls, low level low flush wc, two UPVC double glazed windows to side, extractor fan, radiator, large storage cupboard.

Bedroom 4

6' 5" x 11' 1" (1.96m x 3.38m)
UPVC double glazed window to rear, radiator, coved corning.

First Floor

Landing

Radiator, loft hatch access, Velux skylight.

Bedroom 2

14' 9" Max x 17' 2" Max (4.50m Max x 5.23m Max)
UPVC double glazed windows to front, built in 6 door storage cupboard into eaves, eaves access, radiator.





Bedroom 3

14' 7" Max x 14' 1" Max (4.45m Max x 4.29m Max)
Restricted head height in some areas, UPVC double glazed Velux windows to the rear and side, radiator.

Bathroom

3 piece bathroom suite, wall mounted pedestal wash hand basin with mixer tap, double glazed frosted glass Velux skylight, low level low flush wc, panelled bath with 'Mira' shower over and rainfall shower head, mixer taps and shower screen, floor to ceiling wall tiles, tiled flooring, heated towel rail, extractor fan, spotlighting.

Externally

Side Patio

With double composite gates leading to the front of the property, personal door to garage.

Front Garden

Block paved driveway for parking for 3 cars, area laid to lawn with mature borders and wall.

Double Garage

With eaves storage, lighting and power.

Rear Garden

West facing paved seating area, area laid to lawn, mature borders and trees, well established, covered seating area, gated access to front.

Summer House

Formally an air raid shelter, UPVC double glazed doors to front, double glazed windows to both sides, original features, vinyl flooring, electric radiator, patio area to side.



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Eldon Grove, Hartlepool

- 2 RECEPTION ROOMS
- CONSERVATORY
- EN SUITE
- FRONT AND REAR GARDENS WITH SUMMERHOUSE
- GARAGE AND OFF STREET PARKING

Tenure: Freehold EPC Rating: C

£380,000



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