



Ruswarp Grove, Hartlepool TS25 2BA

welcome to

Ruswarp Grove, Hartlepool

Desirably located is this beautiful, bright and airy, three bedroom, detached family home. Tucked away on a corner plot, this home has lots to shout about including an integral garage, open plan lounge/diner and is offered with no forward chain.

Entrance Hallway

Accessed via composite double glazed door with window panels either side, staircase to first floor, radiator, spotlights to ceiling, vinyl flooring.

Lounge / Diner

12' x 24' 9" (3.66m x 7.54m)

Dual aspect, UPVC double glazed window to front, UPVC double glazed French doors leading to rear garden with window panels either side. 2 radiators, TV point, coved corning.

Kitchen

14' 9" maximum x 8' 5" maximum (4.50m maximum x 2.57m maximum)

UPVC double glazed window to rear, UPVC double glazed door to side, understairs storage cupboard, spotlights to ceiling, vinyl flooring, range of wood style wall and base units with contrasting working surfaces, tiled splashback, recess and plumbing for washing machine, single sink/drain with swan neck mixer tap, inset electric oven, 4 ring gas hob with chimney style extractor over, space for free standing fridge freezer.

First Floor Landing

Loft hatch access, UPVC double glazed window to side.

Bedroom 1

12' 9" x 11' 5" (3.89m x 3.48m)

UPVC double glazed window to front, radiator, 3 door built in wardrobes, coved corning.

Bedroom 2

11' 5" maximum x 12' maximum (3.48m maximum x 3.66m maximum)

UPVC double glazed window to rear, radiator, 3 door built in sliding wardrobes.

Bedroom 3

6' 11" maximum x 9' 1" maximum (2.11m maximum x 2.77m maximum)

(part restricted floor space due to the bulk head), UPVC double glazed window to front, radiator, built in storage cupboard over the bulk head.

Bathroom

UPVC double glazed window to rear and side, tiled walls and floor, panelled bath with glass shower screen and shower over, wall hung wash hand basin, low level low flush WC, extractor fan, chrome heated towel rail.

Externally

Front

Driveway leading to garage, open plan lawned area, pebbled area.

Rear Garden

Fence enclosed, lawned area, flower bed edging, raised decking area, slate bed area, access to side of the property to get to the front, storage shed.

Garage

Door to side which leads to a covered storage area. up and over door.





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Ruswarp Grove, Hartlepool

- POPULAR LOCATION
- GARAGE
- BRIGHT & AIRY
- CORNER PLOT
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: D

£240,000



Ground Floor



First Floor

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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