



Grange Road, Hartlepool TS26 8JH

welcome to

Grange Road, Hartlepool

Spacious, four bedroom, bay fronted, mid terrace home with additional loft rooms with no onward chain. A fantastic opportunity for families and investors alike.

Entrance Vestibule

Accessed via wooden door, internal door leading to:-

Entrance Hallway

Radiator, staircase to first floor, understairs storage cupboard.

Front Reception

16' 4" into bay x 14' 7" into alcoves (4.98m into bay x 4.45m into alcoves)
UPVC double glazed bay window to front, coved cornicing, picture rail, ornate ceiling rose, marble fireplace housing gas fire, radiator.

Rear Reception

13' 3" maximum x 13' 8" maximum (4.04m maximum x 4.17m maximum)
French doors leading to rear courtyard, marble fireplace housing gas living flame fire, built in storage to alcoves, coved cornicing, picture rail, decorative ornate ceiling rose, radiator.

Third Reception Room

15' x 9' 10" (4.57m x 3.00m)
UPVC double glazed window to side, understairs storage cupboard, fireplace housing gas fire, storage to alcove, coved cornicing, radiator.

Kitchen

14' 1" x 10' 5" (4.29m x 3.17m)
Window and door to side, fitted with an extensive range of wall and base units with contrasting working surfaces and splashback tiling, range style cooker with 6 ring hob and double width extractor hood over, inset stainless steel sink/drainage unit with mixer tap, recess and plumbing for washing machine and dishwasher, recess for fridge freezer, radiator.

Half Landing

Radiator, loft access.

Separate W C

UPVC double glazed opaque window to side, low level low flush WC, wall mounted wash hand basin.

Bathroom

UPVC double glazed opaque window to side, bath with electric shower over, low level low flush WC, pedestal wash hand basin, radiator, cupboard housing gas central heating boiler.

Bedroom 3

10' x 7' 6" (3.05m x 2.29m)
UPVC double glazed window to side, radiator.

Full Landing

Storage cupboard.

Bedroom 2

13' 4" maximum x 12' (4.06m maximum x 3.66m)
UPVC double glazed window to rear, fireplace with gas fire, picture rail, radiator.

Bedroom 1

13' 4" x 11' 5" excluding wardrobes (4.06m x 3.48m excluding wardrobes)
UPVC double glazed window to front, open fireplace, wardrobes to both alcoves, coved cornicing, radiator.

Bedroom 4

6' 8" x 9' 6" (2.03m x 2.90m)
UPVC double glazed window to front, radiator.

Second Floor

Fixed staircase to 2 double loft rooms.





Externally

Front

Palisade, on street parking.

Rear Courtyard

Closed courtyard area.



view this property online mannersandharrison.co.uk/Property/HAR118905



welcome to

Grange Road, Hartlepool

- SPACIOUS
- BAY FRONTED
- 2 LOFT ROOMS
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£140,000



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

view this property online mannersandharrison.co.uk/Property/HAR118905



Property Ref:
HAR118905 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk