



**Grange Road, Hartlepool TS26 8JB**

**welcome to**

## **Grange Road, Hartlepool**

This substantial and versatile, six bedroom property offers an abundance of space across three floors and is packed with potential, making it an attractive opportunity for a wide range of buyers, from growing families to investors considering HMO conversion (subject to necessary consents).

### **Entrance Vestibule**

Accessed via hard wood door to front, inner door leading to:-

### **Entrance Hall**

Staircase to first floor, radiator.

### **Cloakroom**

Low level low flush WC incorporating wash hand basin, radiator.

### **Lounge**

16' 3" into bay x 15' 2" into alcove ( 4.95m into bay x 4.62m into alcove )

Bay window to front, coved cornicing, ceiling rose, fireplace, radiator.

### **Dining Room**

13' 3" maximum x 13' 9" maximum ( 4.04m maximum x 4.19m maximum )

French doors to rear, fireplace, coved cornicing.

### **Breakfast Room**

17' 3" maximum x 10' 8" maximum ( 5.26m maximum x 3.25m maximum )

Window to side, understairs storage cupboard, radiator, open to:-

### **Kitchen**

11' 2" x 11' 4" ( 3.40m x 3.45m )

Window to side, door to side, wall and base units with contrasting working surfaces and complementing splash back tiling, built in over/hob, recess and plumbing for washing machine, stainless steel sink drainer with mixer tap.

### **First Floor Landing**

### **Bedroom 1**

13' 3" maximum x 14' ( 4.04m maximum x 4.27m )

Window to rear, cupboard, radiator.

### **Bedroom 2**

12' x 13' 9" excluding alcove ( 3.66m x 4.19m excluding alcove )

Window to front, storage to alcove, radiator.

### **Bedroom 3**

10' 5" x 7' ( 3.17m x 2.13m )

Window to front, radiator.

### **Bathroom**

2 windows to side, vanity wash hand basin, low level low flush WC, walk in shower cubicle, stand alone bath, built in storage, cupboard housing boiler, radiator, spotlights.

### **Second Floor Landing**

Feature stained glass arched window to rear, cupboard.

### **Bedroom 4**

14' 1" maximum x 13' 3" ( 4.29m maximum x 4.04m )

Window to rear, open ornate fireplace.

### **Bedroom 5**

13' 9" maximum x 13' 3" maximum ( 4.19m maximum x 4.04m maximum )

Dorma window to front, open fireplace.

### **Bedroom 6**

10' 4" x 7' 1" ( 3.15m x 2.16m )

Skylight to front.





## Externally

### Front Garden

Small enclosed garden, on street parking.

### Rear Yard

Courtyard style.



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## Grange Road, Hartlepool

- 3 RECEPTION ROOMS
- SPACIOUS
- ON STREET PARKING
- COURTYARD
- 6 BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£145,000**



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