



Bolton Grove, Hartlepool, TS25 1BD

welcome to

Bolton Grove, Hartlepool

Deceptively spacious is this three bedroomed, semi detached, dormer bungalow, located in the desirable location of Seaton Carew. If you are looking for a renovation project with huge potential, this property must be viewed. No onward chain!

Entrance Hall

Entered via composite double glazed door to side, picture rail, radiator, stairs to first floor.

Lounge

18' 1" including bay x 14' 2" maximum (5.51m including bay x 4.32m maximum)
UPVC double glazed bay window to front, UPVC double glazed window to side, radiator, electric fire with marble hearth and decorative surround, picture rail, coved cornicing, ceiling rose, wall light.

Kitchen

12' 6" maximum x 9' 3" maximum (3.81m maximum x 2.82m maximum)
Range of wall and base units with contrasting work surfaces, black metro brick tiled splashback, integral electric oven, 4 ring gas hob with extractor over, 1. 1/2 bowl stainless steel sink with swan neck mixer tap, plumbing for washing machine, space for under counter fridge freezer, UPVC double glazed window to rear and side, UPVC double glazed door to side, laminate flooring, spotlights to ceiling.

Shower Room

UPVC double glazed window to rear, WC, pedestal wash hand basin, walk in shower cubicle, tiled walls, tiled floor, radiator.

Dining Room

12' 6" maximum x 11' 11" maximum (3.81m maximum x 3.63m maximum)
UPVC double glazed window to rear, UPVC double glazed door to rear, electric fire with marble and decorative surround, coved cornicing.

Bedroom 1

12' maximum x 13' 1" maximum (3.66m maximum x 3.99m maximum)

UPVC double glazed window to front, radiator.

First Floor Landing

Skylight window, storage cupboard, 2 large storage areas.

Bedroom 2

9' 9" maximum x 14' 2" maximum (2.97m maximum x 4.32m maximum)
UPVC double glazed window to side, radiator, large walk in wardrobe into the eaves.

Bedroom 3

10' maximum x 14' 2" maximum (3.05m maximum x 4.32m maximum)
UPVC double glazed window to rear, radiator.



Externally

Front Garden

Driveway, block paved patio area with stone bed edging and a small planted feature area.

Rear Garden

Predominately laid to lawn with mature flower bed edging, mature trees, block paved patio area, side access leading to the front, built in coal house/store area, metal shed, fence enclosed, not directly overlooked.



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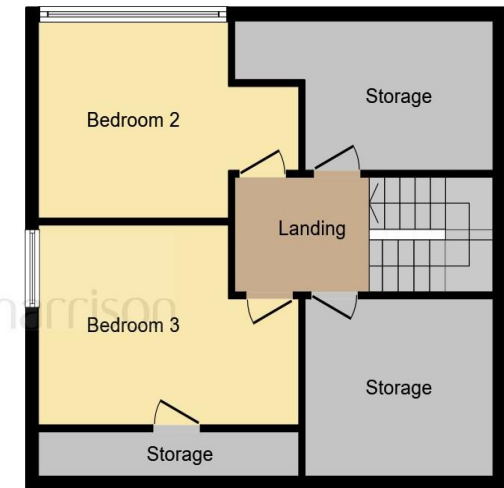
- DORMER BUNGALOW
- DECEPTIVELY SPACIOUS
- POPULAR LOCATION
- HUGE POTENTIAL
- 2 RECEPTION ROOMS

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

£160,000



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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Property Ref:
HAR117862 - 0004

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