



**St Andrews Grove, Hartlepool, TS27 3PS**

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## **St Andrews Grove, Hartlepool**

Situated in the highly sought-after Clavering Estate, this deceptively spacious family home offers an exceptional opportunity for those looking to move straight in with no work required. Conveniently located close to local amenities and reputable school, this superb home offers comfort & style.

### **Entrance Porch**

Entered via UPVC double glazed door, UPVC double glazed windows to side, laminate flooring, composite double glazed door leading into lounge.

### **Lounge/ Diner**

16' Max x 21' 7" Max ( 4.88m Max x 6.58m Max )  
Duel aspect with UPVC double glazed bow window to front, coved cornicing, spotlights to ceiling, TV point, feature fire with decorative surround and hearth, aluminum double glazed sliding door leading into the conservatory, two radiators, concertina door giving access to stairway with built in understairs storage cupboard.

### **Conservatory**

7' 9" x 9' 2" ( 2.36m x 2.79m )  
Warm roof with spotlights to ceiling, built on a dwarf wall with UPVC double glazed windows to both sides and the rear, UPVC French doors to the side leading onto the rear garden, laminate flooring, electric radiator.

### **Kitchen**

7' 8" x 12' 6" ( 2.34m x 3.81m )  
UPVC double glazed window to rear, a beautiful range of cream shaker style wall and base units with complimentary quartz working surfaces, UPVC double glazed door to side, tiled floor, radiator, coved cornicing, spotlights to ceiling, inset 1 1/2 bowl sink/ drainer with grooved draining board and mixer tap, 4 ring gas hob, tiled splashback, extractor fan over, double inset electric oven, plumbing and recess for tumble dryer, plumbing and recess for washing machine, wall mounted combi boiler housed in a cupboard, decorative downlights in units.

### **First Floor**

### **Landing**

Radiator, UPVC double glazed window to side, loft hatch access, doors leading to all principal rooms.

### **Bedroom 1**

11' 3" Excluding door recess x 12' 1" ( 3.43m Excluding door recess x 3.68m )  
UPVC double glazed window to front, radiator, laminate flooring, built in 5 door wardrobes with matching dressing table and matching built in bedside units, coved cornicing, wall lights.

### **Bedroom 2**

10' 3" x 11' 4" ( 3.12m x 3.45m )  
UPVC double glazed window to front, radiator, laminate flooring, coved cornicing, spotlights to ceiling.

### **Bedroom 3**

12' 1" x 8' ( 3.68m x 2.44m )  
UPVC double glazed window to rear, radiator, coved cornicing, two door built in wardrobes.

### **Bathroom**

Well appointed 4 piece suite, ultra modern with UPVC double glazed window to rear, tiled walls, tiled floor, radiator, low level low flush wc, panelled bath with mixer tap, wash hand basin on a vanity unit, corner shower with tiled surround and hand held attachment.



## Externally

### Front Garden

Open plan lawn, block paved driveway leading to garage, gateway leading to the rear garden.

### Garage

Remote control roller shutter door.

### Rear Garden

Landscaped for ease of maintenance, block paved patio area, slatebed edging, feature imprint concrete area with a decorative compass, south/west facing aspect, outdoor tap.



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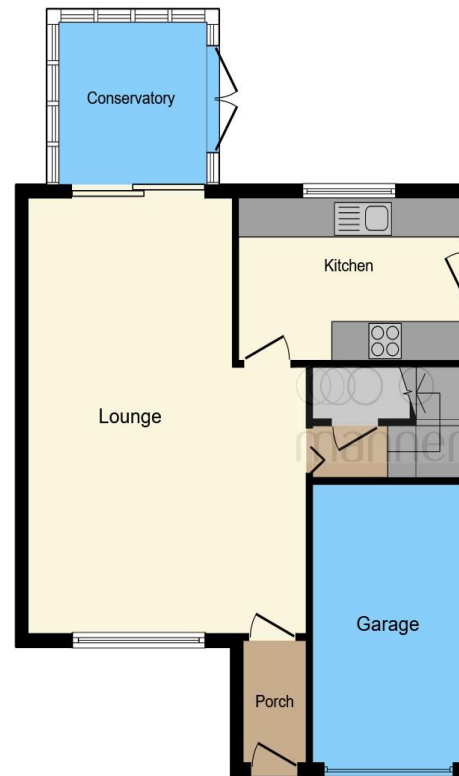
## St Andrews Grove, Hartlepool

- MOVE IN READY
- 2 RECEPTION ROOMS
- STYLISH KITCHEN
- MODERN BATHROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£177,950**



**Ground Floor**



**First Floor**

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**manners & harrison**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



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



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