



**Woodlands Grove, Hartlepool, TS26 0EJ**



**welcome to**

## **Woodlands Grove**

Generous sized Bungalow offering impressive mature plot at the head of this favoured cul-de-sac. Gas Centrally Heated with timber Double Glazing, the property offers various living/sleeping permutations. Externally there are impressive mature Gardens giving a high degree of privacy.



### ' L ' Shaped Hallway

period style UPVC panelled entrance door with circular 'diamond' leaded opaque Double Glazed insert, built in cloaks cupboard, built in airing cupboard housing gas fired wall mounted central heating boiler, hinged access to roof void, coved cornicing.

### Lounge

22' 3" x 14' 9" narrowing to 12' 7" ( 6.78m x 4.50m narrowing to 3.84m )  
bowed window to front elevation, twin UPVC Double Glazed French doors leading to side elevation, dado rail, coved cornicing, feature ornate period style moulded fire surround with marble back panel, marble hearth and inset 'flicker flame' coal effect electric fire, TV point, wall light points, 2 radiators.

### Dining Room/ Study

10' 3" x 8' 9" ( 3.12m x 2.67m )  
mock beamed ceiling, step with sliding fully glazed door leading to;

### Breakfasting Kitchen

15' 6" x 12' 8" ( 4.72m x 3.86m )  
range of wall and floor cabinets with curved top working surfaces and inset matching coloured single drainer single bowl sink unit with mixer tap, eye level display cabinet with twin glazed doors, space for slot in cooker with extractor hood over, plumbed for dishwasher, Dining Area, radiator, exposed natural brickwork with complementing part tiled walls.

### Side Lobby / Utility

combination of exposed brickwork and tiling to walls with matching laminate flooring, plumbed for washing machine, UPVC Double Glazed door leading to garden.

### Dining Room/ Bedroom 4

14' 3" x 9' 6" (plus bowed window) ( 4.34m x 2.90m (plus bowed window) )  
dado rail, coved cornicing, radiator.

### Bedroom 1

12' 3" x 11' 6" (plus bowed window) ( 3.73m x 3.51m (plus bowed window) )  
wall light points, coved cornicing, radiator.

### Bedroom 2

11' 7" x 8' 8" ( 3.53m x 2.64m )  
coved cornicing, radiator.

### Bedroom 3

11' 3" x 8' 8" (plus bowed window) ( 3.43m x 2.64m (plus bowed window) )  
coved cornicing, radiator.

### Large Wet Room/ Wc

suite comprising shower area with bath/shower tub incorporating seat with mixer tap and 'Mira' shower unit over, wash hand basin with mixer tap in vanity surround, bidet and close coupled low flush WC, tiled splashbacks, wet board panelling to shower area, ceramic tiled flooring, recessed downlighting, chrome heated towel rail.

### Externally

### Double Width Detached Garage

approached by long wide Driveway.

### Impressive Landscaped Gardens

to both front and rear.



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## welcome to Woodlands Grove

- GUIDE PRICE £260,000 TO £280,000
- GENEROUS SIZED 4 BEDROOMED DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- WET ROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAR109660 - 0007

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**01429 261351**



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



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



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