



Boswell Grove, HARTLEPOOL TS25 4HY

welcome to

Boswell Grove, HARTLEPOOL

A deceptive 3 Bedroomed Mid Terraced house in the popular location of Rift House, offering 3 Bedrooms, extended Kitchen with Utility Room and modern fixtures and fittings throughout. Ideal for first time buyer or investment opportunity. No onward chain.

Entrance Hallway

accessed via UPVC Double Glazed door, radiator, staircase to First Floor, understairs storage cupboard.

Lounge Area

12' 3" x 11' 11" (3.73m x 3.63m)
(into recess) UPVC boxed bay window to front aspect, radiator, coved cornicing, attractive modern fireplace with surround and hearth with 'living flame' inset gas fire.

Dining Area

10' 9" x 8' 10" (max) (3.28m x 2.69m (max))
UPVC Double Glazed French doors to rear aspect, radiator, coved cornicing.

Extended Kitchen

15' 5" x 9' 3" (max) (4.70m x 2.82m (max))
fitted with an extensive range of wall and base units with co-ordinating work surfaces and contrasting splashback tile effect, inset single stainless steel circular sink/drain unit with chrome mixer tap, recess plumbing for washing machine and cooker, UPVC Double Glazed window to side and UPVC Double Glazed door leading to rear garden, double radiator, recess spotlighting to ceiling.

Utility Room

6' x 5' 11" (1.83m x 1.80m)
UPVC Double Glazed window to rear aspect, work surfaces, recess for washing machine and fridge freezer.

First Floor

Landing

loft void access with pull down ladder.

Bedroom 1

11' x 10' 3" (excluding door recess & robes (3.35m x 3.12m (excluding door recess & robes)
UPVC Double Glazed window to front aspect, twin double fitted wardrobes, coved cornicing, radiator.

Bedroom 2

14' 8" x 9' 9" (max) (4.47m x 2.97m (max))
2 UPVC Double Glazed windows to rear aspect, built in cupboard housing 'Vaillant' combination boiler, coved cornicing, radiator.

Bedroom 3

9' 4" x 7' 10" (2.84m x 2.39m)
(max including overstairs bulk head) UPVC Double Glazed window to front aspect, coved cornicing, radiator.

Family Bathroom

fitted with a three piece white suite comprising panelled bath with chrome mixer tap and spray attachment, low level low flush WC, pedestal wash hand basin with chrome taps, white tiling to walls, radiator, UPVC Double Glazed opaque window to rear aspect, recess spotlighting to ceiling.

Externally

Enclosed Rear Garden

west facing, sun trap, offering combination of patio area and lawn area, access to gated shared alleyway.

Front Garden

predominantly laid to lawn.

Pedestrianised To The Front.





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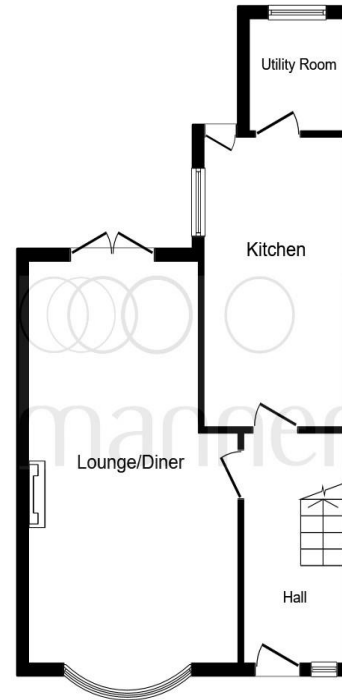
Boswell Grove, HARTLEPOOL

- WAS £87,000 REDUCED TO OFFERS IN THE REGION OF £80,000
- SPACIOUS LOUNGE THROUGH DINING ROOM
- WEST FACING REAR GARDEN
- EXTENDED KITCHEN
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

offers in the region of

£80,000



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:
HAR111897 - 0006

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