



*****REDUCED***** A three bedroom detached property that is immaculately presented throughout. This generously proportioned property is built by Barratt Homes to their popular "Moresby" design and comes with viewing recommended. Well positioned within the popular Elwick Gardens development, close to local amenities and main commuter routes.

The accommodation briefly comprises of: entrance hall, cloakroom/WC, lounge and dining kitchen. To the first floor there are three bedrooms (master with en-suite) and family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn with a paved patio area. Open plan front and side gardens with double drive.

Hanbury Grove, Hartlepool, TS26 0FW

3 Bedroom - House - Detached

£229,995

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



Hanbury Grove, Hartlepool, TS26 0FW

GROUND FLOOR

ENTRANCE HALL

Composite front door, double radiator, storage cupboard and spindle staircase to first floor landing.

CLOAKROOM/WC

Low level WC, wash hand basin with tiled splashback.

LOUNGE

15'6 x 10'8 (4.72m x 3.25m)

uPVC double glazed windows to front and side, double radiator.

DINING KITCHEN

15'6 x 9'7 (4.72m x 2.92m)

DINING AREA: uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden, double radiator.

KITCHEN AREA: white high gloss wall, base and drawer units with complementary worktops, inset sink and drainer, four ring gas hob with illuminating extractor and single oven, plumbing for washing machine, space for fridgefreezer, uPVC double glazed window to rear.

FIRST FLOOR

BEDROOM 1

10'10 x 10'7 (3.30m x 3.23m)

Fitted wardrobe, uPVC double glazed window to front, radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: double width walk-in shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC, double radiator, uPVC double glazed window.

BEDROOM 2

11'11 x 8'9 (3.63m x 2.67m)

Fitted wardrobe, uPVC double glazed window, radiator.

BEDROOM 3

8'10 x 6'5 (2.69m x 1.96m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

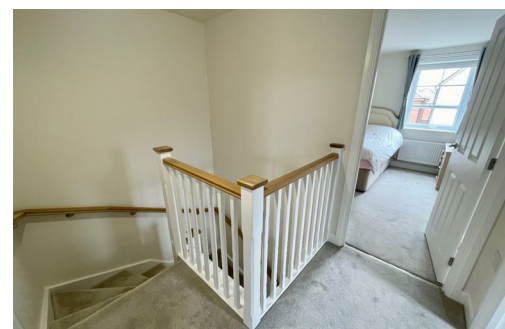
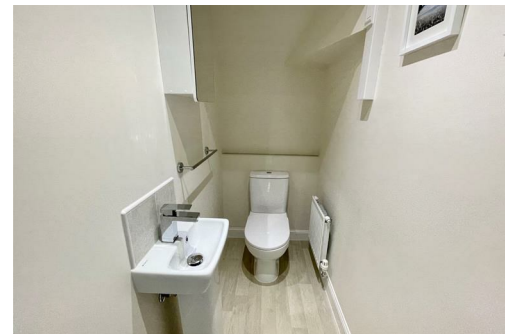
Fitted with a white and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC, uPVC double glazed window, radiator.

PART BOARDED LOFT

With 50 sq.ft. of boarding.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn, with a paved patio area, GARDEN SHED (7' x 5') (2.13m x 1.52m) and outside tap. Open plan front and side gardens with double drive.

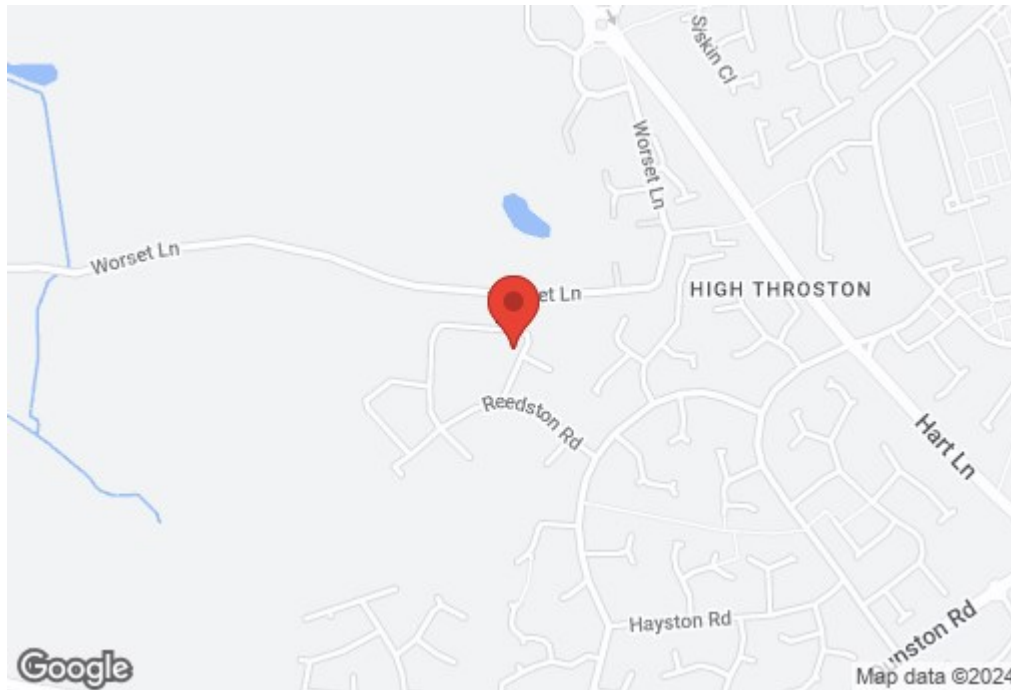


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NB 1
We understand the property is still under NHBC Warranty, with 8 years remaining.

NB 2
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Hanbury Grove

Approximate Gross Internal Area
850 sq ft - 79 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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