



Eldon Grove, TS26 9LY
2 Bed - Apartment
£157,500

EPC Rating: D
Tenure: Leasehold
Council Tax Band: D



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Eldon Grove Hartlepool TS26 9LY

REDUCEDA most impressive two bedroom apartment, spread over two floors with spacious and well proportioned living accommodation. The apartment is well positioned with pleasant views overlooking the bowling green and tennis courts. A rarity to the market, this unique architect designed property features uPVC double glazing, gas central heating, modern kitchen with integrated appliances included, en suite facilities to both bedrooms, telecom entry system, allocated parking, visitors parking and personal garden. Briefly comprising: communal entrance porch, shared entrance hall with staircase to the apartments, private entrance hall, guest cloakroom/WC, spacious lounge/dining room, quality fitted kitchen including integrated appliances and cooking range. To the upper floor are two generous sized bedrooms, bedroom one benefits from an en suite bathroom, whilst bedroom two benefits from an en suite shower room. Externally, the property features an allocated parking space, visitor's parking and separate private garden plot. An internal viewing comes highly recommended to appreciate the accommodation, location and finish on offer.











COMMUNAL PORCH

Attractive original tiled entrance via secure glazed entrance door with glazed side screens and fanlight above.

COMMUNAL ENTRANCE DOOR

Accessed via secure telecom entry system, glazed door with attractive stained glass fanlight above.

ENTRANCE HALLWAY

Double cloaks cupboard, stairs to the top floor, fitted carpet, coving to ceiling, convector radiator.

CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss cabinet below, concealed WC with matching white gloss back and vanity area above, tiled splashback, coving to ceiling, extractor fan, convector radiator.

LOUNGE/DINING ROOM

23'3 x 17'8 into the bay, narrowing to 13'00 in th (7.09m x 5.38m into the bay, narrowing to 3.96m in)

A generous open plan kitchen/dining room with uPVC double glazed bay window to front and additional uPVC double glazed window, attractive feature fire surround with fire, shelving to alcove, fitted carpet, television point, coving to ceiling, two convector radiators.

KITCHEN/DINER

18'7 x 11'8 (5.66m x 3.56m)

Fitted with a range of 'oak' effect wall, base and drawer units with contrasting worktops and splashback tiling, inset stainless steel sink and drainer with mixer tap, cooking range with gas hob, warming plate, double oven and extractor over, integrated fridge and freezer, plumbing for washing machine, dryer and dishwasher, uPVC double glazed windows overlooking the bowling green, laminate flooring, coving and spotlights to ceiling, convector radiator.

UPPER FLOOR

Large airing cupboard.

BEDROOM 1

16'4 x 16'00 (4.98m x 4.88m)

uPVC double glazed window to side (overlooking the

bowling green), Velux window to rear, fitted carpet, coving to ceiling convector radiator.

EN SUITE BATHROOM/WC

10'4 x 5'8 (3.15m x 1.73m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with shower over, wash hand basin with mixer tap and vanity storage below, low level WC, tiled walls, convector radiator, Velux window.

BEDROOM 2

13'1 x 12'6 (3.99m x 3.81m)

Two Velux windows to front aspect, fitted carpet, eaves storage, convector radiator.

EN SUITE SHOWER ROOM/WC

Fitted with a three piece suite with walk-in shower cubicle, low level WC and inset wash hand basin with mixer tap and vanity storage, heated towel rail, tiled walls.

EXTERNALLY

The property is sold with allocated parking and a private garden to the rear, the garden has been landscaped for easy maintenance, with decorative stones and bedding plants. There are a further two parking spaces for visitor parking.

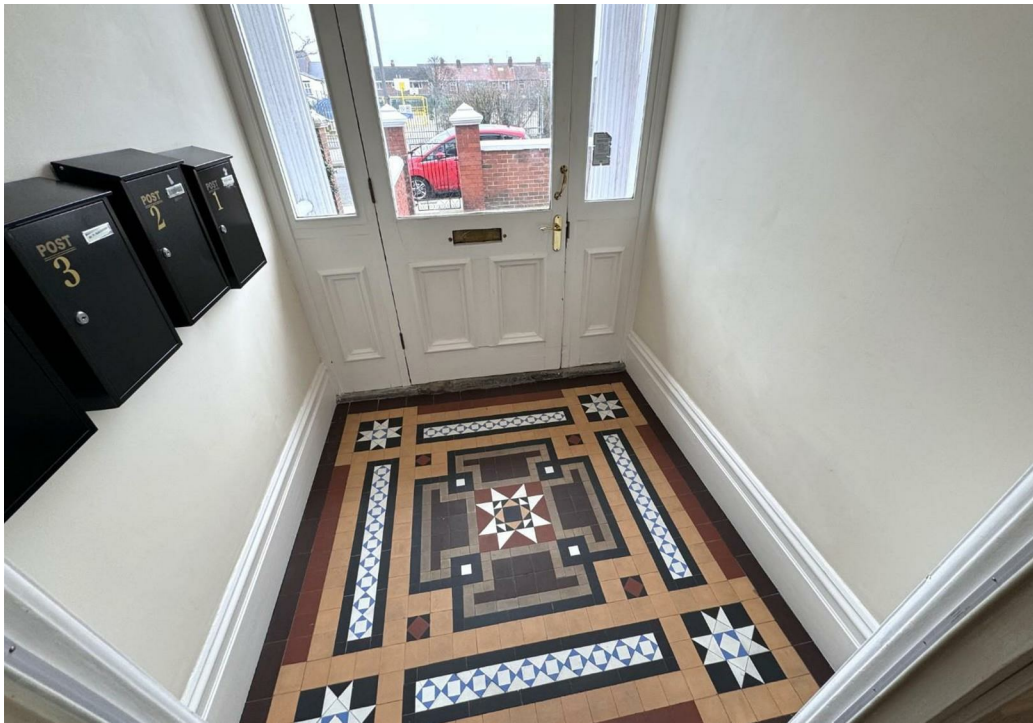
NB 1

The property is of leasehold tenure and has a monthly maintenance charge.

NB 2

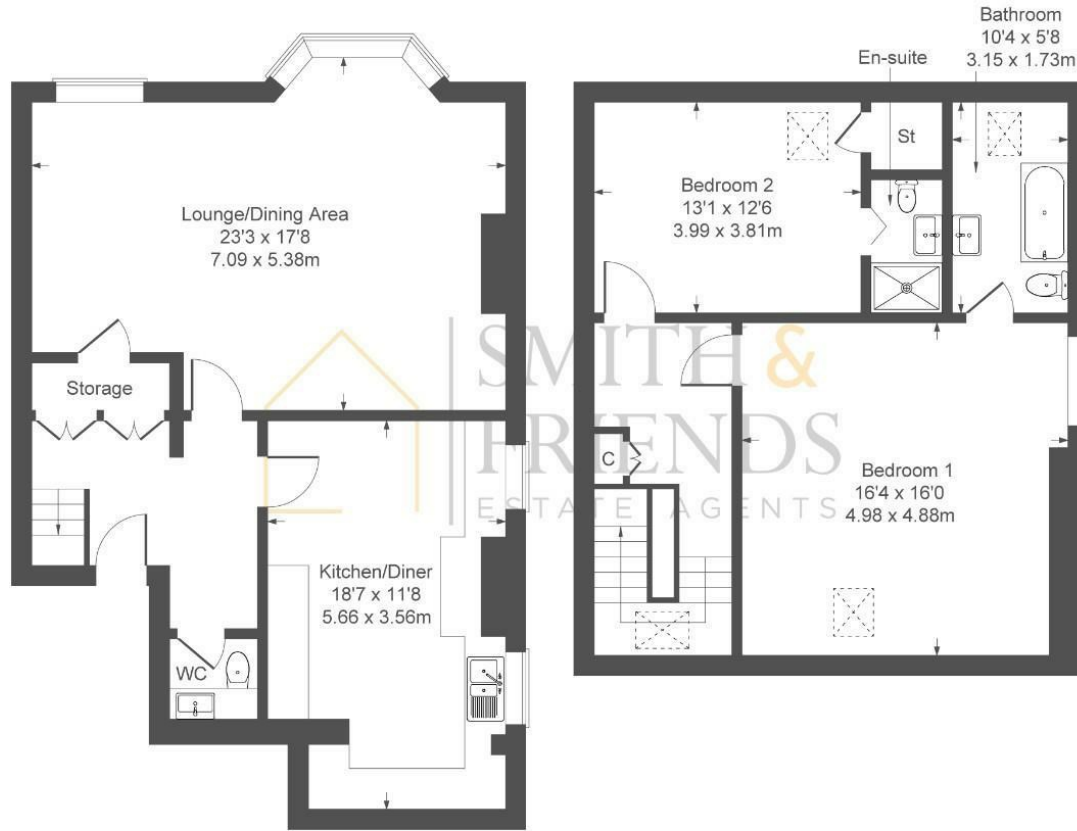
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Eldon Grove

Approximate Gross Internal Area
1342 sq ft - 125 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	78
	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents 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.

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