



*****REDUCED***** A three bedroom mid terraced property offering spacious accommodation, with the benefit of two reception rooms. An internal viewing comes recommended, with further benefits including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a deep entrance hall with stairs to the first floor and access to two connecting reception rooms. The kitchen is fitted with units to base and wall level with integrated appliances and the useful large utility completes the ground floor, whilst to the first floor are four bedrooms, with the generous master bedroom with bay window, the attic is accessed via a fixed staircase from the landing. The bedrooms are served by the family bathroom which incorporates a three-piece suite. Externally is low maintenance palisade to the front and enclosed yard to the rear. Granville Avenue is well situated within close proximity of Sacred Heart Primary School and Hartlepool town centre.

Granville Avenue, Hartlepool, TS26 8NB

4 Bed - House - Mid Terrace

£169,950

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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GROUND FLOOR

Entrance

uPVC DG glass panelled door, door into hallway

Hallway

Spindle staircase to first floor landing, radiator and under stairs storage cupboard

Lounge

14'9" x 13'9" (4.5 x 4.2)

uPVC DG bay window to front, radiator and living flame coal effect gas fire with surround

Dining Room

17'1" x 11'1" (5.23 x 3.4)

uPVC DG window to rear and radiator

Kitchen

11'10" x 10'1" (3.62 x 3.08)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer, four ring electric hob, with extractor and fan assisted oven, plumbing for a dishwasher, uPVC DG window to rear.

Utility

11'1" x 12'5" (3.4 x 3.8)

Wall, base and drawer units with contrasting worktops, plumbing for washing machine and dryer space for fridge and freezer, uPVC DG windows to rear, uPVC DG glass panelled door opening into the rear yard.

FIRST FLOOR

Landing

Storage cupboard and staircase to attic.

Bedroom (Front)

14'1" x 11'6" (4.3 x 3.52)

uPVC DG bay window to front, and radiator

Bedroom (Rear)

12'9" x 11'6" (3.91 x 3.52)

uPVC DG window and radiator

Bedroom (Rear)

10'7" x 10'1" (3.23 x 3.08)

uPVC DG window and radiator

Bedroom 4 (Front)

11'9" x 6'2" (3.6 x 1.9)

uPVC DG window and radiator

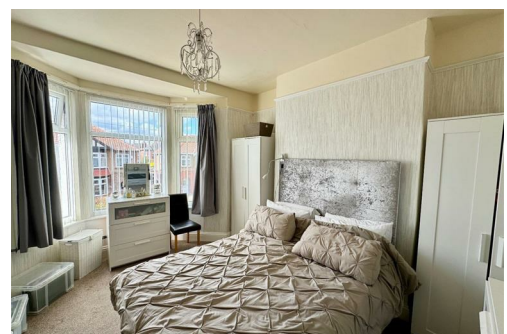
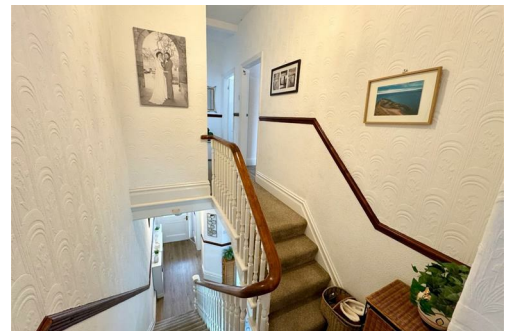
Family Bathroom

white and chrome suite with bath (shower over) pedestal wash hand basin and low level WC. Co ordinated tiled walls, radiator and uPVC DG window.

Attic

Velux window and eves storage.

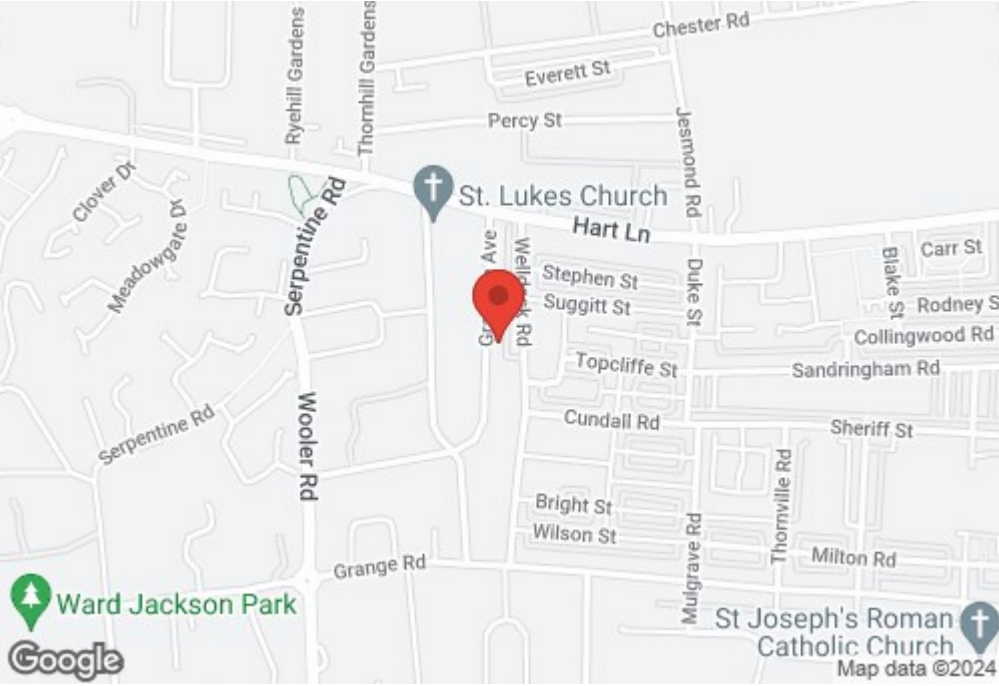
Externally



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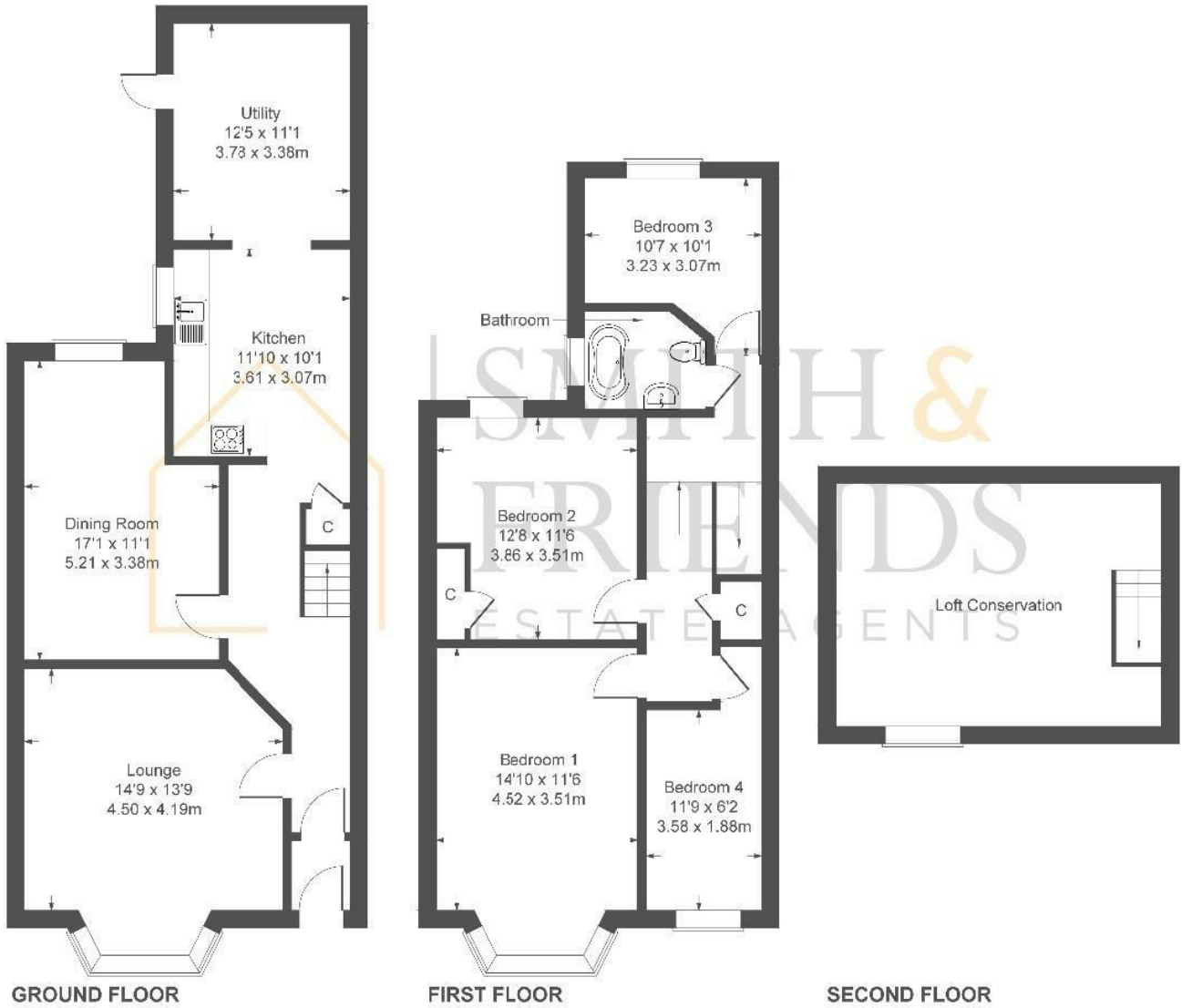
Enclosed front and rear gardens.



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Granville Rd

Approximate Gross Internal Area
1724 sq ft - 160 sq m



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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		73	
(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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