



Shelley Grove, TS25 5PH
4 Bed - House - End Terrace
£195,000

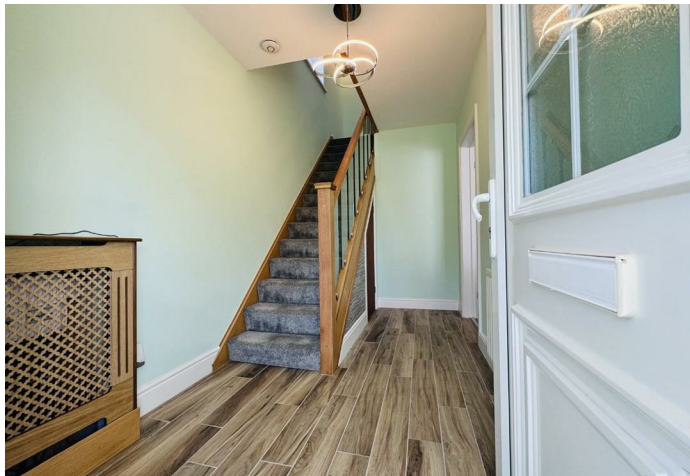
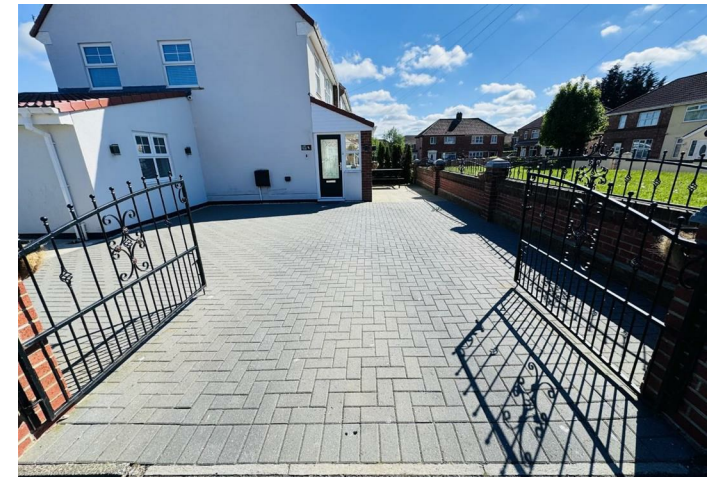
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



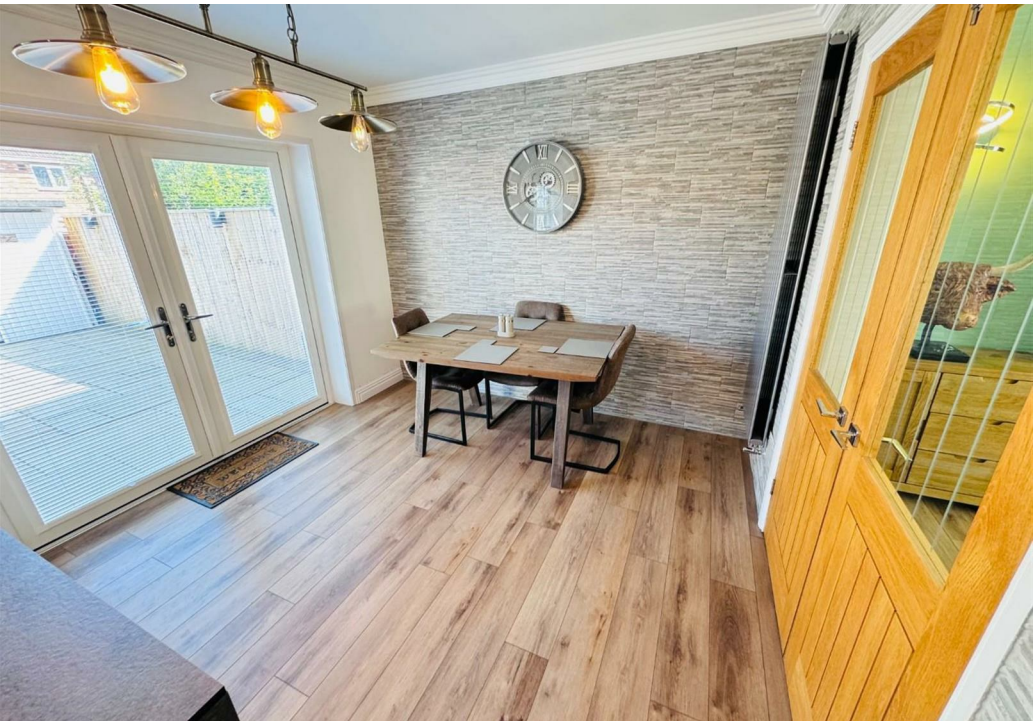
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Shelley Grove Hartlepool TS25 5PH

A beautifully upgraded and extended end terraced property offering spacious, well proportioned and versatile accommodation ideal for family requirements. The home features FOUR BEDROOMS, two modern bathrooms and a large attic room, alongside a superb open plan kitchen/diner. An internal viewing comes recommended to appreciate the finish on offer, with modern and attractive décor, complemented by upgraded fixtures and fittings including a refitted staircase with glass balustrading and upgraded internal doors. The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the lounge which incorporates double doors through to the kitchen/diner, the kitchen including a range of integral appliances. The addition of a side extension allows a large ground floor bedroom with en-suite shower room, alongside a further three bedrooms to the first floor and large attic room. The first floor bedrooms are served by a modern recently refitted family bathroom which includes a three piece white suite and chrome fittings. Externally the property occupies a generous and enviable corner plot with gardens to three sides. Double wrought iron gates open to an extensive block paved driveway allowing ample off street parking. Shelley Grove is situated off Kinglsey Avenue, close to Hartlepool sixth form college. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

8' x 4'9 (2.44m x 1.45m)

Accessed via double glazed composite entrance door, uPVC double glazed windows, attractive 'laminated' style tiled flooring, panelling and inset spotlighting to ceiling, internal uPVC double glazed door to the entrance hall.

ENTRANCE HALL

11'8 x 6'5 (3.56m x 1.96m)

Incorporating a modern oak staircase to the first floor with glass balustrading and useful under stairs storage cupboard, matching 'laminated' style tiled flooring, single radiator, access to:

FAMILY LOUNGE

13'9 x 11'8 (4.19m x 3.56m)

A good sized family lounge with uPVC double glazed window to the front aspect, attractive tiling to chimney breast with wall mounted television point, modern lighting to each alcove, attractive laminate flooring, modern vertical radiator, coving to ceiling, double oak internal doors through to:

KITCHEN/DINER

20'8 x 10' (6.30m x 3.05m)

A beautiful kitchen/diner which incorporates a quality range of units to base level with contrasting work surface and matching splashback incorporating an inset sink with mixer tap, built-in electric oven with four ring touch hob above, integrated fridge and freezer, concealed waste bin, four drawer base unit, attractive tiling to splashback, modern laminate flooring, uPVC double glazed window to the rear aspect, dining area with uPVC double glazed French doors to the rear garden, attractive feature tiling to walls, coving to ceiling, modern vertical radiator, upgraded oak internal door to the ground floor bedroom.

BEDROOM FOUR (GROUND FLOOR)

16'3 x 11' (4.95m x 3.35m)

Ideal for a dependant relative and adapted for wheelchair use, with en-suite wet room/shower room. The bedroom area incorporates uPVC double glazed French door with matching side screen to the garden, modern laminate flooring, wall mounted television point, convector radiator, utility space with fitted worktop, base unit and space for tumble dryer and washing machine.

EN-SUITE SHOWER ROOM / WET ROOM (GROUND FLOOR)

11' x 6'5 (3.35m x 1.96m)

Wheelchair access to shower area with chrome shower, wall mounted wash hand basin with chrome dual taps, low level WC, low maintenance panelling to walls and ceiling, non-slip flooring, uPVC double glazed window to the rear aspect, extractor fan.

FIRST FLOOR LANDING

uPVC double glazed window to the side aspect, upgraded oak staircase with glass balustrading, upgraded internal doors to each room, fitted carpet.

BEDROOM ONE

14'3 x 10'2 (4.34m x 3.10m)

uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, fitted carpet, double radiator.

BEDROOM TWO

12'2 x 11'9 (3.71m x 3.58m)

uPVC double glazed window overlooking the rear garden, built-in double wardrobe, fitted carpet, wall mounted television point, double radiator.

BEDROOM THREE

8'8 x 8'5 (2.64m x 2.57m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to attic room.

ATTIC ROOM

19'6 x 9'7 (5.94m x 2.92m)

Offering a variety of uses, with double glazed 'Velux' style window to the rear aspect, ample eaves storage, fitted carpet, wall mounted television point, single radiator.

FAMILY BATHROOM/WC

6'4 x 5'4 (1.93m x 1.63m)

Recently upgraded with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with chrome mixer tap and grey gloss vanity drawers below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, uPVC double glazed window to the side aspect, heated towel radiator.

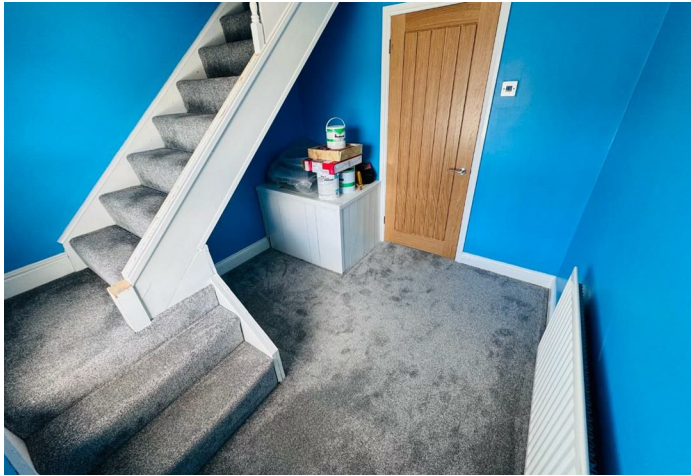
EXTERNALLY

The property occupies a prominent and enviable corner position with low maintenance gardens to three sides. Double wrought iron gates open to a block paved area allowing ample off street parking. The front garden is paved with seating area, whilst the lawned side garden with gate leads through to the enclosed rear garden which is predominantly paved with fenced boundaries. (We understand from the owners that the external buildings will not be included in the asking price and removed prior to completion).

NB

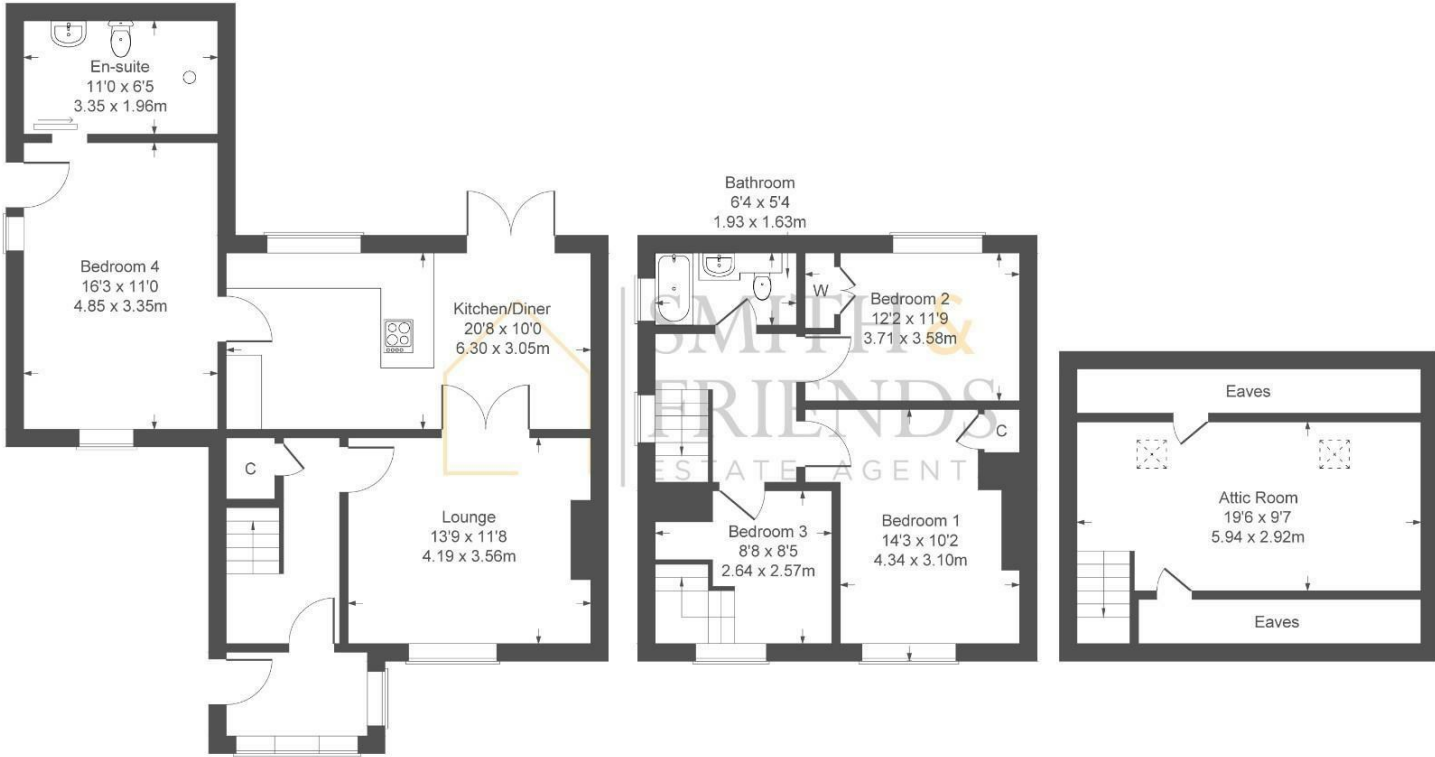
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Shelley Grove

Approximate Gross Internal Area
1413 sq ft - 131 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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