



Tunstall Grove, TS26 8NH
3 Bed - House - Semi-Detached
£239,950

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



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Tunstall Grove

Hartlepool TS26 8NH

*** VIEWING RECOMMENDED *** A beautifully presented and upgraded three bedroom semi-detached property occupying an enviable corner position with gardens to three sides, parking to the front and rear and the addition of a generous DETACHED DOUBLE GARAGE. The home features a stunning open plan kitchen/diner which leads into the conservatory extension, whilst further benefitting from an impressive four piece family bathroom, gas central heating, uPVC double glazing and alarm system. An internal viewing is essential to appreciate what this home offers, with attractive décor, complemented by a clever blend of character features, modern upgrades and thoughtful design.

The full internal layout comprises: spacious and inviting entrance hall with stairs to the first floor and access to the bay fronted lounge with feature fire surround and gas fire, superb open plan kitchen/diner, the kitchen area incorporating an impressive range of units, integrated appliances, cooking range and contrasting island with granite top. The dining area includes a 'log burner' style electric fire, oak mantle and archway into the conservatory extension. A useful guest WC completes the ground floor. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the family bathroom which features a four piece suite and chrome fittings with free standing 'roll-top' style bath and separate walk-in shower.

Externally the property occupies arguably one of finest plots on the street, with gardens to three sides. The front garden is part lawned, with a block paved driveway providing useful off street parking. The landscaped side and rear gardens offer lawn and patio areas enclosed by a brick and fenced boundary. A further block paved driveway at the rear allows additional off street parking with access via double timber gates, whilst leading to the detached, brick built double garage with remote controlled roller door and overhead storage.











GROUND FLOOR

ENTRANCE HALL

11'3 x 7'5 (3.43m x 2.26m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens and matching fanlight above, fitted with attractive parquet flooring, spindled staircase to the first floor with newel post and fitted carpet, two under stairs storage cupboards, coving to ceiling, single radiator, glazed internal doors.

FRONT LOUNGE

15'8 x 11'10 (4.78m x 3.61m)

A pleasant family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with tiled fire and inset 'coal' effect gas fire, matching parquet flooring, picture rail, coving to ceiling, radiator.

OPEN PLAN KITCHEN/DINER

13'4 x 19'10 (4.06m x 6.05m)

KITCHEN AREA

Fitted with an attractive range of units to base and wall level with contrasting granite worktops and matching splashback, with an inset 'Belfast' style sink and mixer tap over, recess with Rangemaster cooking range included, attractive splashback and extractor hood over, integrated fridge and freezer, integrated dishwasher, contrasting island with matching granite top and recess with wine cooler included, uPVC double glazed window looking out to the rear garden, attractive Karndean flooring with under floor heating, inset spotlighting to ceiling, additional uPVC double glazed window to the side aspect.

DINING AREA

Attractive parquet flooring, recessed 'log burner' style electric fire with oak mantle above and tiled back, coving to ceiling, convector radiator, archway into the conservatory.

CONSERVATORY EXTENSION

10'2 x 11'5 (3.10m x 3.48m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, uPVC double glazed windows, attractive Karndean flooring with under floor heating, additional double radiator, television point.

GUEST WC

3 x 4'5 (0.91m x 1.35m)

Featuring a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, Karndean flooring, uPVC double glazed window to the side aspect, extractor fan, modern chrome mirrored radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, access to:

BEDROOM ONE

14'11 x 9'11 (4.55m x 3.02m)

A good sized master bedroom which includes a quality range of fitted wardrobes with matching dressing area and drawers, uPVC double glazed bay window to the front aspect with single radiator, fitted carpet, coving to ceiling.

BEDROOM TWO

13'5 x 12' (4.09m x 3.66m)

Again, featuring a quality range of fitted wardrobes with matching dressing area and drawers, uPVC double glazed window to the rear aspect, fitted carpet, picture rail, coving to ceiling, convector radiator.

BEDROOM THREE

7'1 x 7'5 (2.16m x 2.26m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC

10'5 x 7'5 (3.18m x 2.26m)

Fitted with an impressive four piece suite and chrome fittings comprising: free standing 'roll-top' style bath with chrome mixer tap and shower attachment, walk-in shower with chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, built-in storage cupboard with gas central heating boiler, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, extractor fan, 'column' style radiator with chrome rail.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a block paved driveway allowing useful off street parking, with raised flower bed and brick boundary wall. A gate to the side of the property leads through to the attractively landscaped side and rear gardens enjoying a westerly aspect with lawn and various patio areas incorporating brick and fenced boundaries, with double timber gates opening to a further block paved driveway allowing additional off street parking in front of the double garage.

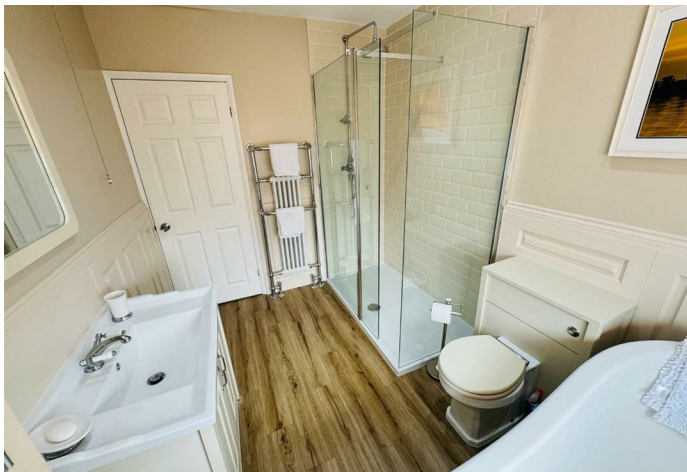
DOUBLE GARAGE

16'3 x 19'10 (4.95m x 6.05m)

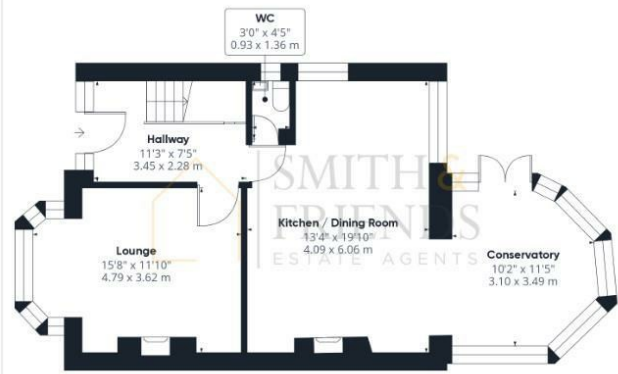
Accessed via a remote controlled roller door to the front, uPVC double glazed personal door, uPVC double glazed window, light, sockets and overhead storage space.

NB

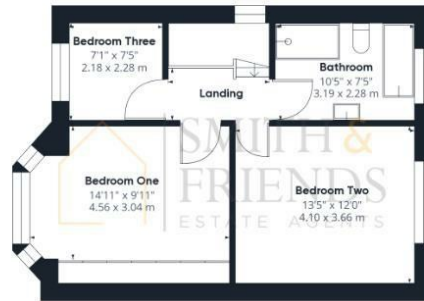
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1438.08 ft²
133.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	61	72
	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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