



An extended THREE BEDROOM semi-detached property with MODERN KITCHEN, BATHROOM & EN-SUITE. Glaisdale Grove is located off Station Lane in a popular part of Seaton Carew close to the seafront, with the home featuring ample off street parking, garage and enclosed rear garden. An ideal purchase for a first-time buyer or young family, with gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor and access to a spacious bay fronted family lounge, the generous kitchen/diner incorporating modern white gloss units to base and wall level and includes a built-in oven, hob and extractor. The ground floor bathroom features a three piece suite and chrome fittings, whilst to the first floor are three bedrooms, the master bedroom featuring a modern en-suite shower room. Externally, the front is predominantly block paved to provide off street parking, with a further paved area in front of the garage offering potential for additional off street parking. The enclosed rear garden features lawn and patio areas. VIEWING RECOMMENDED.

Glaisdale Grove, Hartlepool, TS25 1DU

3 Bedroom - House - Semi-Detached

£159,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: B



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via composite entrance door with double glazed inserts, stairs to the first floor, fitted carpet, uPVC double glazed window to the side aspect, coving to ceiling, convector radiator, access to:

LOUNGE

18' x 11'6" (5.49m x 3.51m)

A spacious and attractively presented family lounge with large uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, television point, double radiator.



KITCHEN/DINER

17' x 9'10" (5.18m x 3.00m)

A generous kitchen/diner incorporating a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, modern white 'brick' style tiling to splashback, recess for washing machine and dishwasher, space for free standing fridge/freezer, four drawer unit to base level, uPVC double glazed windows to the side and rear aspects, double glazed composite door to the rear garden, under stairs storage cupboard with gas central heating boiler, convector radiator.



INNER PASSAGEWAY

Access to ground floor bathroom.

BATHROOM/WC

9' x 5'7" (2.74m x 1.70m)

Fitted with a modern three piece suite comprising: bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, chrome heated towel radiator, extractor fan, uPVC double glazed window to the rear aspect.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM 1

12' x 10'1" (3.66m x 3.07m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:



EN-SUITE SHOWER ROOM/WC

4' x 5'8" (1.22m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with space saving folding door and chrome shower, wall mounted wash hand basin with chrome mixer taps, close coupled WC, uPVC double glazed window to the front aspect, fitted extractor fan.



BEDROOM 2

12' x 9'2" (3.66m x 2.79m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

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BEDROOM 3

7' x 6'8 (2.13m x 2.03m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

OUTSIDE

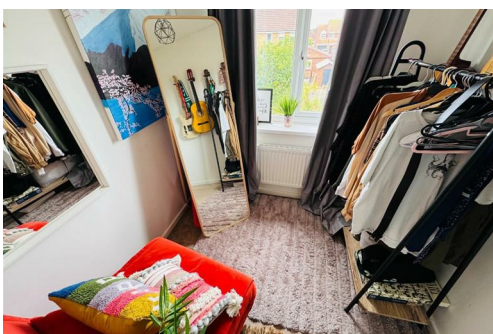
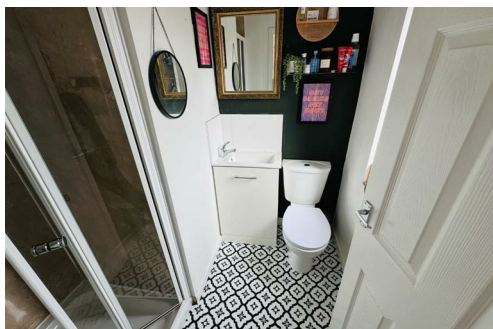
The front garden has been predominantly block paved to provide useful off street parking, with an additional paved area in front of the garage offering potential for further off street parking. The enclosed rear garden features lawn and patio areas with fenced boundaries.

GARAGE

Accessed via up and over door to the front.

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.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
860.57 ft²
79.95 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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	

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.

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