



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious and well proportioned semi-detached dormer style bungalow occupying a generous plot on Bolton Grove, just a five minute stroll from Seaton Carew's popular seafront. The home offers **EXTENDED ACCOMMODATION** with **THREE DOUBLE BEDROOMS**, spacious lounge and generous kitchen/diner. An ideal purchase for those looking for the convenience of a bungalow with a large ground floor bedroom and modern ground floor shower room, whilst also offering ample space for a growing family. Occupying a large and rarely available plot with a generous rear garden, ample off street parking and detached garage. A viewing comes recommended to appreciate both the internal and external space, undoubted potential and location on offer.

The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a good size lounge with patio doors opening to a large kitchen/diner measuring over 21ft. The spacious master bedroom and shower room/wet room are located on the ground floor, with a further two bedrooms on the first floor. Externally are gardens which should prove to be low maintenance. A driveway to the front provides off street parking with a large timber gate opening to a further paved area in front of the garage. The rear garden includes a good size timber summerhouse, storage shed and greenhouse. Bolton Grove is well situated off Queen Terrace, with easy access to the seafront and amenities.

Bolton Grove, Hartlepool, TS25 1BD
3 Bedroom - Bungalow - Dormer Semi Detached
Offers In Excess Of £170,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, tiled flooring, double glazed patio door to the entrance hall.

ENTRANCE HALL

Spindled staircase to the first floor with newel post, convector radiator, bi-folding door to the ground floor shower room, access to master bedroom and lounge.

GENEROUS LOUNGE

20' x 10'9 (6.10m x 3.05m'2.74m)

A good size lounge with uPVC double glazed bow window to the front aspect, uPVC double glazed patio doors to the rear extension, wall mounted gas fire, coving to ceiling, fitted wall lights, two convector radiators.

KITCHEN/DINING ROOM EXTENSION

21'7 x 10'9 (6.58m x 3.28m)

A generous space, with the kitchen area incorporating units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for oven, tiled splashback, extractor hood, recess with plumbing for washing machine (machine included), free standing dryer included, uPVC double glazed door and window to the rear, coving to ceiling, dining space with uPVC double glazed French doors and two convector radiators.

BEDROOM ONE (GROUND FLOOR)

14'7 into wardrobes x 10'9 (4.45m into wardrobes x 3.28m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the side aspect, storage cupboard, convector radiator.

SHOWER ROOM/WET ROOM

7'3 x 4'4 (2.21m x 1.32m)

Walk-in shower area with chrome shower, inset wash hand basin with chrome mixer tap, low level WC, low maintenance panelling to walls, non-slip flooring, uPVC double glazed window to the side aspect, convector radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard housing gas central heating boiler, hatch to roof void, access to:

BEDROOM TWO

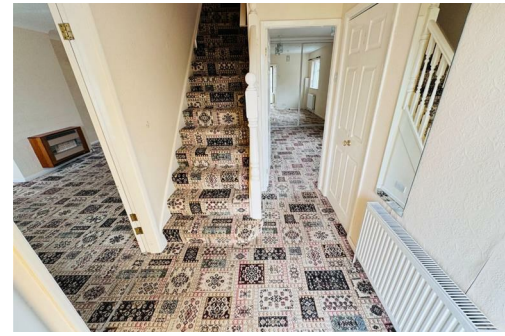
13'9 x 10'9 (4.19m x 3.28m)

uPVC double glazed window to the front aspect, fitted wardrobes with sliding doors, generous eaves storage, fanlight, convector radiator.

BEDROOM THREE

16'3 into wardrobes x 7'7 extending to 10'9 (4.95m into wardrobes x 2.31m extending to 3.28m)

uPVC double glazed window to the side aspect, fitted wardrobes with sliding doors, convector radiator.



EXTERNALLY

The property features a low maintenance, part lawned front garden, with a paved driveway providing useful off street parking which continues alongside the property, with a large timber gate opening to a paved area in front of the garage. The generous enclosed rear garden features artificial turf, paving and patio areas, with a large timber summerhouse, greenhouse and timber storage shed included. The rear garden backs onto an original brick boundary wall, with raised flower beds and a high degree of privacy.

DETACHED GARAGE

15'9 x 9'2 (4.80m x 2.79m)

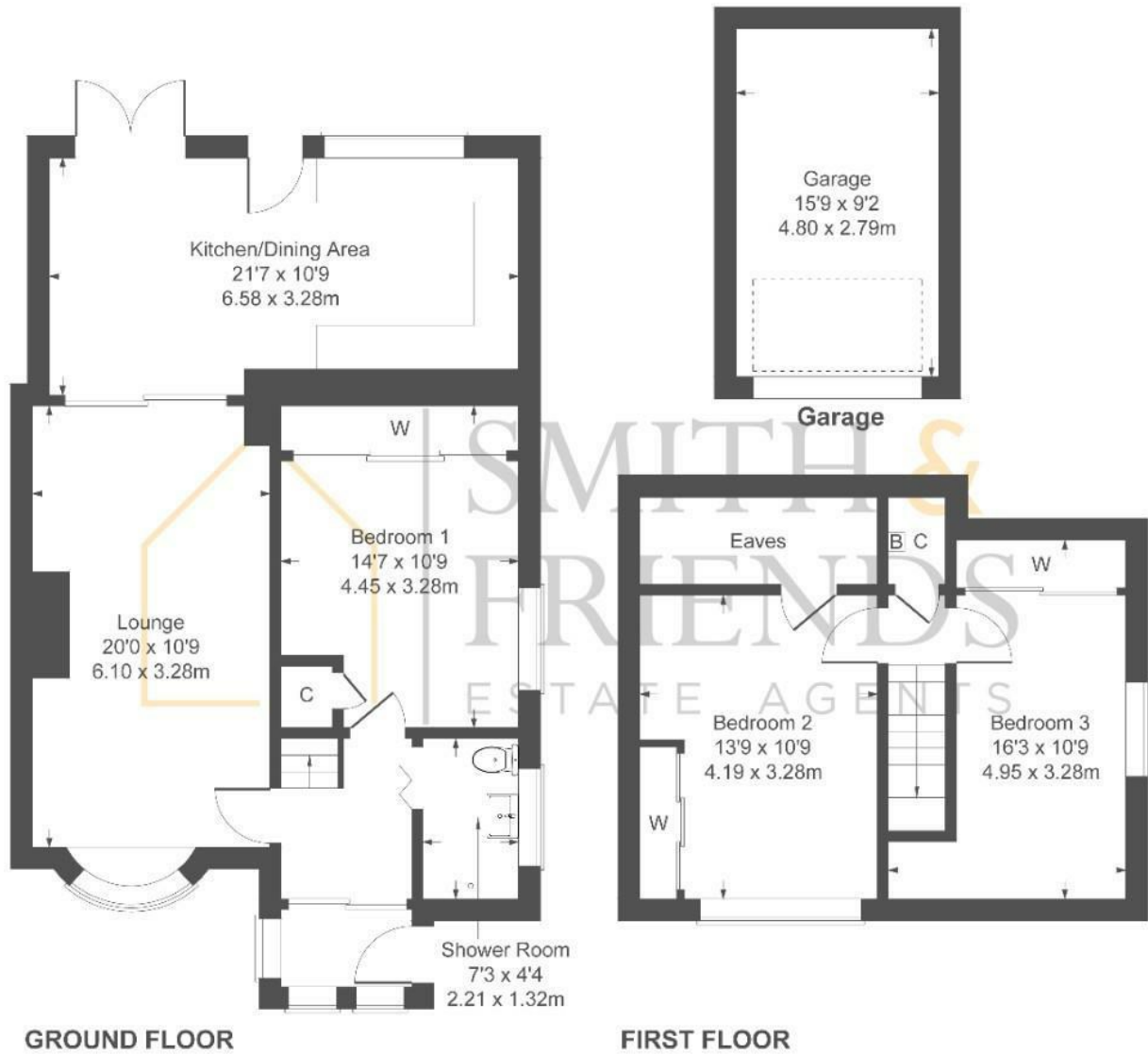
NB

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.



Bolton Grove

Approximate Gross Internal Area
1214 sq ft - 113 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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