



A modern THREE BEDROOM mid terraced property located on Garrick Grove in the popular Rift House area of Hartlepool. The home offers deceptively spacious and extended accommodation, ideal for a wide variety of buyers, with two reception areas, two bathrooms and a generous attic room. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, low maintenance gardens, modern kitchen and external bar. The full layout comprises: entrance hall with stairs to the first floor, spacious through lounge/dining room, extended kitchen into the rear dining/sitting room, ground floor shower room, three first floor bedrooms, modern bathroom and generous attic room measuring approximately 19ft. Externally is a part pebbled front, with the enclosed rear garden featuring artificial turf and large bar/summerhouse. Garrick Grove is located off Dryden Road, close to schools and amenities.

**Garrick Grove, Hartlepool, TS25 4JE**

**3 Bedroom - House - Mid Terrace**

**£120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, modern laminate flooring, spindled staircase to the first floor with newel post, convector radiator, access to:

### THROUGH LOUNGE/DINING ROOM

**20'9 x 12'4 narrowing to 8'7 (6.32m x 3.76m narrowing to 2.62m)**

uPVC double glazed bow window to the front aspect, modern laminate flooring, feature fire surround with electric fire, uPVC double glazed French doors into the rear extension, television point, convector radiator.

### EXTENDED KITCHEN

**16' x 9'3 narrowing to 5'5 (4.88m x 2.82m narrowing to 1.65m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave above, separate four ring gas hob with extractor hood over, all finished in brushed stainless steel with matching splashback, additional tiling to splashback, modern laminate flooring, inset spotlights to ceiling, modern vertical radiator, access to:

### DINING/SITTING ROOM

**10'10 x 10'2 (3.30m x 3.10m)**

uPVC double glazed bi-folding doors to the rear garden, vaulted ceiling with two double glazed Velux windows and inset spotlighting, modern laminate flooring, convector radiator.

### GROUND FLOOR SHOWER ROOM/WC

**5'1 x 4'8 (1.55m x 1.42m)**

Fitted with a modern three piece suite comprising: corner shower cubicle with twin glass panelled sliding doors and electric shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, panelling to splashback, laminate flooring, extractor fan, chrome heated towel radiator.

## FIRST FLOOR

### LANDING

Access to bedrooms and bathroom.

### BEDROOM ONE

**12'2 x 11'8 (3.71m x 3.56m)**

A good sized master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, part panelled walls, convector radiator.

### BEDROOM TWO

**14'6 x 9' (4.42m x 2.74m)**

Built-in wardrobe/storage cupboard, two uPVC double glazed windows to the rear aspect, part panelled wall, convector radiator.

### BEDROOM THREE

**9'10 x 8'9 (3.00m x 2.67m)**

Currently used as a dressing room with uPVC double glazed window to the front aspect, convector radiator, access to the attic room.

### ATTIC ROOM

**19' x 9'9 (5.79m x 2.97m)**

Offering a variety of uses, with two double glazed Velux windows to the rear aspect, fitted carpet, eaves storage, convector radiator.

### FAMILY BATHROOM/WC

**7'9 x 5'6 (2.36m x 1.68m)**

Fitted with a modern four piece suite comprising: panelled bath with chrome dual taps, corner shower cubicle with twin glass panelled sliding doors and shower over, wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, panelling to walls and ceiling, inset spotlights to ceiling, laminate flooring, chrome heated towel radiator, uPVC double glazed window.

### EXTERNALLY

The property features low maintenance gardens to the front and rear, the front garden is part pebbled with a paved walkway, brick boundary wall, wrought iron railings and matching gate. A shared passage to the side of the property leads through to the enclosed rear garden with artificial turf, paving, fenced boundaries and external bar.





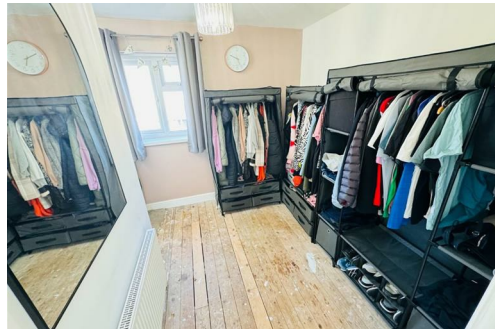
# Garrick Grove, Hartlepool, TS25 4JE



## BAR/SUMMERHOUSE 13' x 6'5 (3.96m x 1.96m)

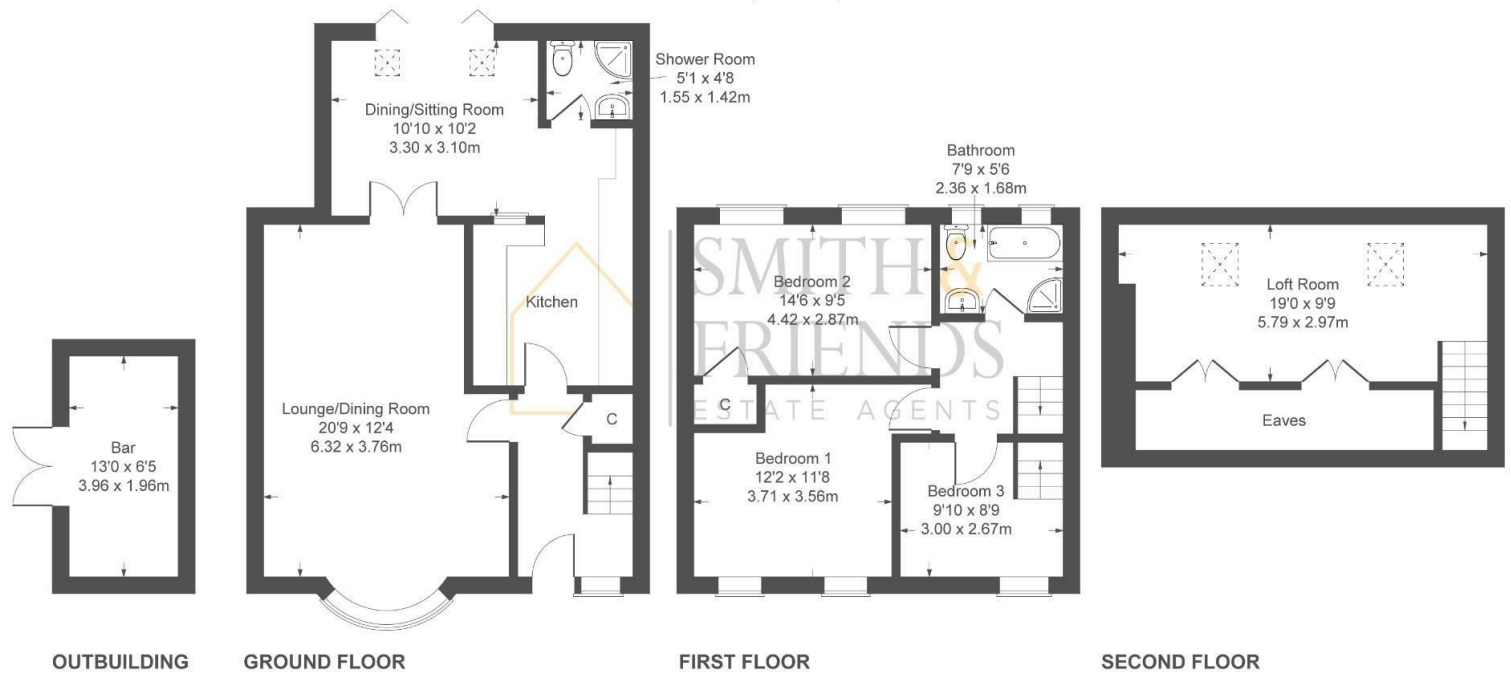
Accessed via uPVC double glazed French doors, bar area, shelving area, seating area, modern laminate flooring, lighting and power points.

**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.



### Garrick Grove

Approximate Gross Internal Area  
1402 sq ft - 130 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	80
EU Directive 2002/91/EC			

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