



**\*\*\* VIEWING RECOMMENDED \*\*\*** A beautifully upgraded and refurbished TWO BEDROOM dormer bungalow with spacious kitchen/diner, impressive en-suite and modern first floor bathroom. The home offers well presented accommodation throughout, with neutral decor, attractive flooring and upgraded internal doors. Other pleasing features include gas central heating, uPVC double glazing, off street parking for two cars, generous landscaped rear garden and external summer room with storage. An ideal purchase for those looking to downsize, with a layout which briefly comprises: entrance vestibule through to a bay fronted lounge with log burner and archway into the full width kitchen/diner. A good size master bedroom with en-suite shower room completes the ground floor, whilst an additional bedroom to the first floor is served by a stunning bathroom with free standing bath. Externally is a low maintenance block paved front, allowing useful off street parking for two cars. A gate to the side leads through to the generous rear garden with patio, lawn and external summer room, with storage to the side. Glentower Grove is situated off Station Lane close to amenities on Elizabeth Way.

**Glentower Grove, Hartlepool, TS25 1DR**  
**2 Bedroom - Bungalow - Dormer Semi Detached**  
**£169,950**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**



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## Glentower Grove, Hartlepool, TS25 1DR



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed side entrance door, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, upgraded oak internal door.

#### BAY FRONTED LOUNGE

**13' x 12' (3.96m x 3.66m)**

uPVC double glazed curved bay window to the front aspect, log burner fire with granite base and brick back, fitted carpet, modern vertical radiator, under stairs storage cupboard, archway through to:

#### FULL WIDTH KITCHEN/DINER

**16'5 x 11'11 (5.00m x 3.63m)**

Fitted with a contrasting range of units with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, 'larder' style fridge and separate freezer, recess for washing machine, integrated dishwasher, four ring gas hob with extractor hood over, white 'brick' style tiling to splashback, modern laminate flooring, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, wall mounted television point, modern vertical radiator.

#### SIDE ENTRANCE TO KITCHEN

uPVC double glazed side access door, matching laminate flooring.

#### BEDROOM ONE

**10'7 x 11'6 (3.23m x 3.51m)**

uPVC double glazed French doors to the rear garden, fitted carpet, modern vertical radiator, access to:

#### EN-SUITE SHOWER ROOM/WC

**4'4 x 7' (1.32m x 2.13m)**

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled sliding door and chrome mains shower, inset wash hand basin with mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, vinyl flooring, modern vertical radiator, extractor fan, uPVC double glazed window to the side aspect.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side aspect, eaves storage, fitted carpet, convector radiator, hatch to roof space.

#### BEDROOM TWO

**8'8 x 15'3 (2.64m x 4.65m)**

uPVC double glazed dormer style window to the front aspect, double glazed 'Velux' style window to the rear aspect, fitted carpet, eaves storage.

#### FIRST FLOOR BATHROOM/WC

**5'10 x 7'9 (1.78m x 2.36m)**

Fitted with a beautiful three piece suite and chrome fittings comprising: free standing bath with chrome pillar mixer tap over and shower attachment, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, vinyl flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator, extractor fan.

#### EXTERNALLY

The property features a low maintenance, block paved front allowing useful off street parking for two cars. A gate to the side of the property leads through to the generous enclosed rear garden with patio area, lower lawn, fenced boundaries and external summer room.





**SUMMER ROOM WITH ATTACHED STORAGE**

Currently used as an external sitting room with laminate flooring, inset spotlighting, wall mounted television point, attached storage to the side.

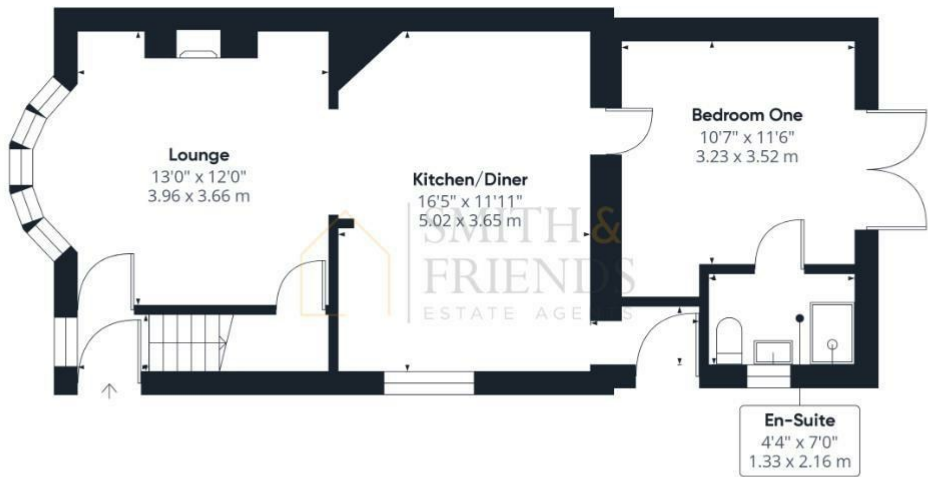
**NB**

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.





Glentower Grove, Hartlepool, TS25 1DR



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
773.19 ft<sup>2</sup>  
71.83 m<sup>2</sup>

**Reduced headroom**  
28.75 ft<sup>2</sup>  
2.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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		84
(81-91) B		
(69-80) C		59
(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