

Tastefully improved and positioned on a favourable plot with views over Throston Grange Golf Club. The four bedroom 'Kennford' is a spacious and practical family home designed for modern living. It features an open plan kitchen with dining area and French doors leading to the rear garden, utility and downstairs toilet. You'll also find a good size lounge and an integral garage which adds security and convenience. To the first floor are four double bedrooms, the main bedroom with an en-suite, plus a family bathroom. Externally, the open plan front garden is laid to lawn, with a double width block paved driveway leading to the single garage. The rear garden is laid to lawn with an extended patio.

Hanbury Grove, Hartlepool, TS26 0FW

4 Bed - House - Detached

£265,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



Hanbury Grove, Hartlepool, TS26 0FW



GROUND FLOOR

ENTRANCE HALLWAY

Composite front door, radiator, staircase to first floor landing.

LOUNGE

15'1 x 11'6 (4.60m x 3.51m)

uPVC double glazed window to front, two radiators, under stairs storage.

OPEN PLAN DINING KITCHEN

19'5 x 10' (5.92m x 3.05m)

KITCHEN AREA: fitted with a range of white high gloss wall, base and drawer units, with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, fan assisted oven, integrated dishwasher, fridge and freezer, uPVC double glazed window to rear.

DINING AREA: uPVC double glazed French doors opening onto the rear garden, radiator.

UTILITY

5'5 x 5'4 (1.65m x 1.63m)

White high gloss base and wall units with matching worktop, plumbing for washing machine and dryer, uPVC double glazed window to rear, door into the cloakroom/WC.

DOWNSTAIRS TOILET

5'4 x 3'1 (1.63m x 0.94m)

White low level WC, wash hand basin, radiator, uPVC double glazed window.

FIRST FLOOR

LANDING

Two good sized storage cupboards, loft access.

BEDROOM 1

11'8 x 11'6 (3.56m x 3.51m)

uPVC double glazed window to front, built-in storage, radiator.

EN-SUITE SHOWER ROOM/WC

White and chrome suite with double width shower cubicle, wash hand basin with vanity storage, low level WC, radiator.

BEDROOM 2

12'4 x 11'6 (3.76m x 3.51m)

uPVC double glazed window to front, built-in storage, radiator.

BEDROOM 3

10'11 x 10'2 (3.33m x 3.10m)

uPVC double glazed window to rear, built-in storage, radiator.

BEDROOM 4

12'6 x 8'2 (3.81m x 2.49m)

uPVC double glazed window to rear, radiator.



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FAMILY BATHROOM/WC

7'8 x 6'6 (2.34m x 1.98m)

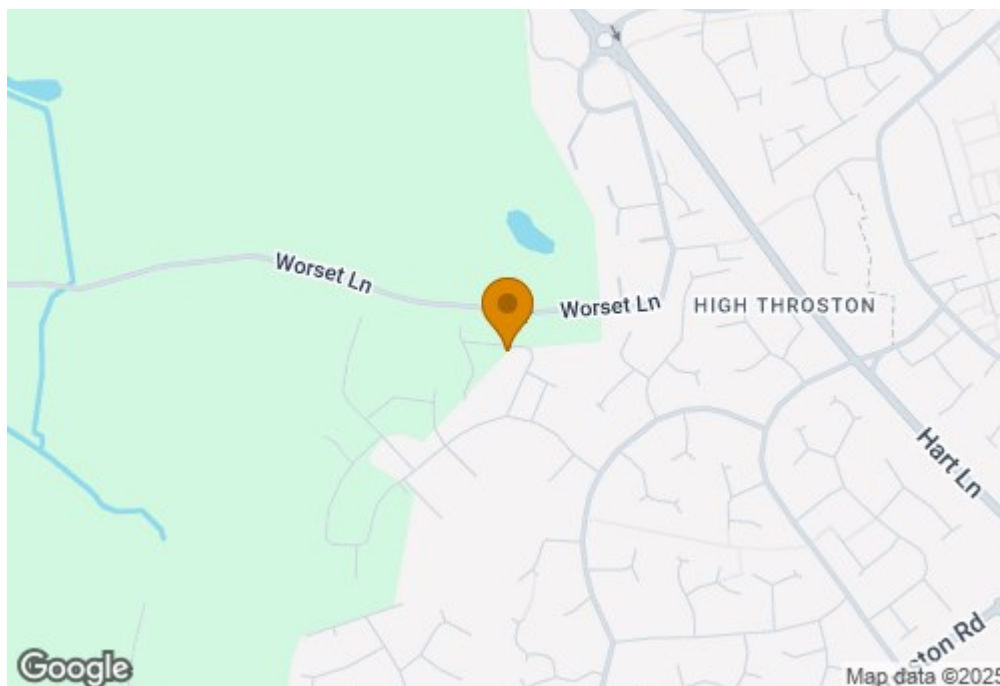
White and chrome suite with panelled bath, pedestal wash hand basin, low level WC, uPVC double glazed window, radiator.

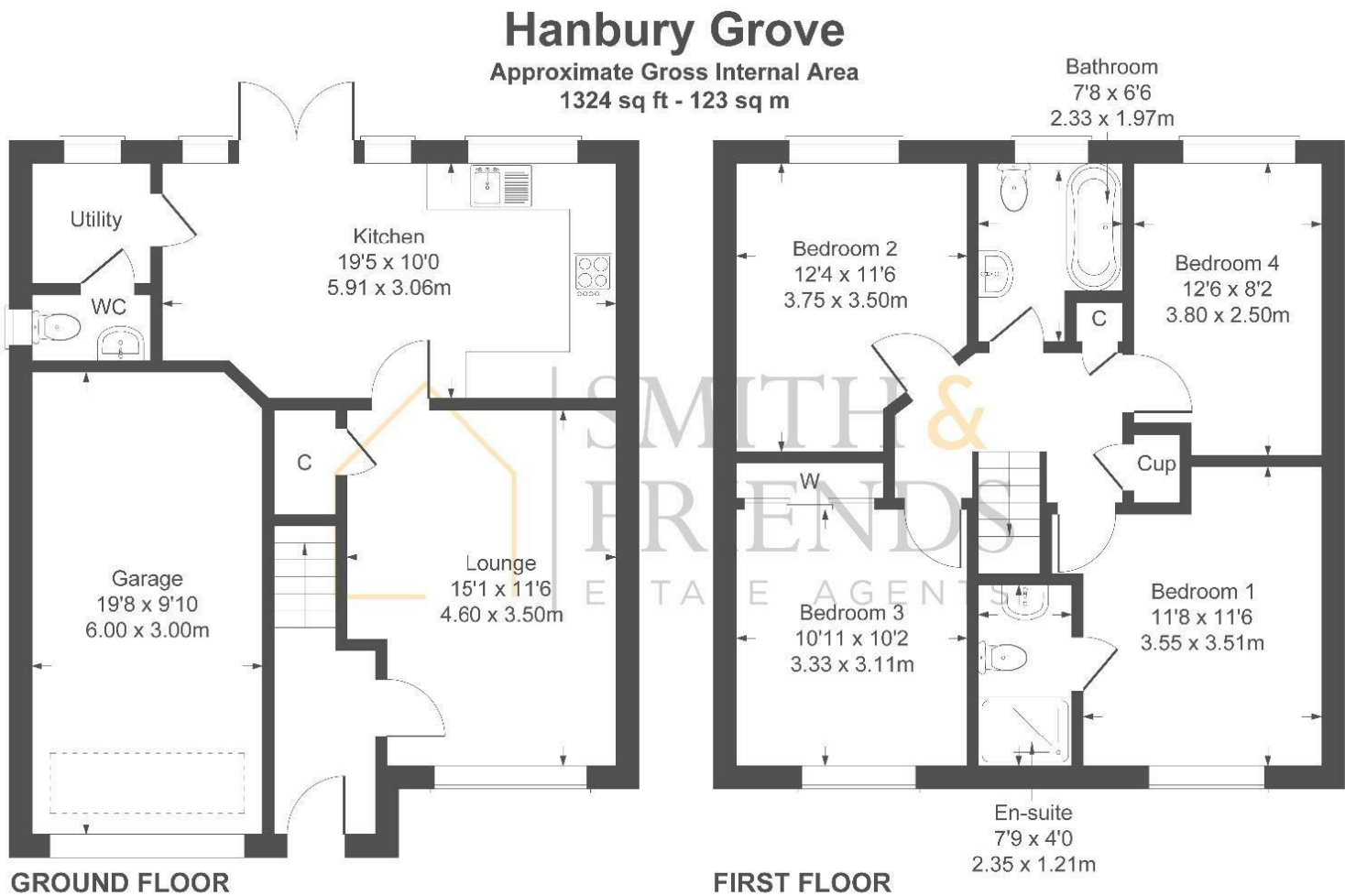
EXTERNALLY

The rear garden is laid to lawn with an extended patio. The open plan front garden is laid to lawn, with a double width block paved driveway leading to the SINGLE GARAGE (19'8 x 9'10) (5.99m x 3.00m).

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.





Not to Scale. Produced by The Plan Portal 2025
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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

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