



Elm Grove, TS26 8LZ
3 Bed - House - Detached
£325,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: D



Elm Grove Hartlepool TS26 8LZ

REDUCED Having been meticulously maintained and improved by the current owners, this Individually designed and built three bedroom detached property comes with viewing strongly recommended. Located in this well established and popular area of Hartlepool close to local amenities, well regarded schools and main commuter routes. This deceptively spacious property will certainly appeal to a variety of potential buyers with its generously proportioned rooms and versatile layout. Also benefitting from uPVC double glazing, gas central heating and solar panels. The accommodation briefly comprises of: entrance porch opening into the inviting hallway, cloakroom with separate downstairs toilet, lounge with multi-fuel burner, open plan dining kitchen and utility. To the first floor are three double bedrooms, stunning family bathroom and separate toilet. Externally, set on a large plot the impressive rear garden is fully enclosed, with access to the garage. The garden is mainly laid to lawn with patio areas and summerhouse included. The front garden is laid to lawn, with a generous driveway leading to the enclosed rear garden.











GROUND FLOOR

ENTRANCE PORCH

Glass panelled door opening into the hallway.

HALLWAY

Solid Oak flooring, radiator, return spindle staircase to first floor landing and under stairs storage.

CLOAKROOM

6'11 x 5'4 (2.11m x 1.63m)

Solid oak flooring, uPVC double glazed window, radiator and door into the downstairs toilet.

TOILET

6'11 x 5'4 (2.11m x 1.63m)

White and chrome suite with low level WC, wash hand basin with vanity storage and uPVC double glazed window.

LOUNGE

17'9 x 12'1 (5.41m x 3.68m)

uPVC double glazed windows to front and side, radiator, solid oak flooring, multi-fuel burner with slate hearth and oak mantle.

OPEN PLAN DINING KITCHEN

26' x 10' (7.92m x 3.05m)

DINING AREA

uPVC double glazed windows to front and side, solid oak flooring and radiator.

KITCHEN AREA

Fitted with a range of grey 'shaker' style base and drawer units with matching worktops and breakfast bar, inset sink and drainer with mixer tap, 'Range' style gas cooker with illuminating extractor, radiator and door into the utility.

UTILITY

11'9 x 9'5 (3.58m x 2.87m)

Fitted with a range of base and drawer units with matching worktops, plumbing for washing machine and dryer, space for fridge and freezer, two uPVC double glazed windows, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR LANDING

Large uPVC double glazed window over looking the rear garden, radiator, two built-in storage cupboards and loft access. The loft is fully boarded with two Velux windows to the rear, power lighting and radiator.

BEDROOM (front)

15 x 12'2 (4.57m x 3.71m)

uPVC double glazed window and radiator.

BEDROOM (front)

13'2 x 12'2 (4.01m x 3.71m)

uPVC double glazed window and radiator.

BEDROOM (rear)

uPVC double glazed window to rear and radiator.

FAMILY BATHROOM

Stunning white and chrome suite with panelled bath, separate double shower cubicle and wash hand basin with vanity storage, co-ordinated tiled walls and flooring, heated chrome towel rail and two uPVC double glazed windows.

TOILET

Low level WC, wash hand basin with vanity storage and uPVC double glazed window to rear.

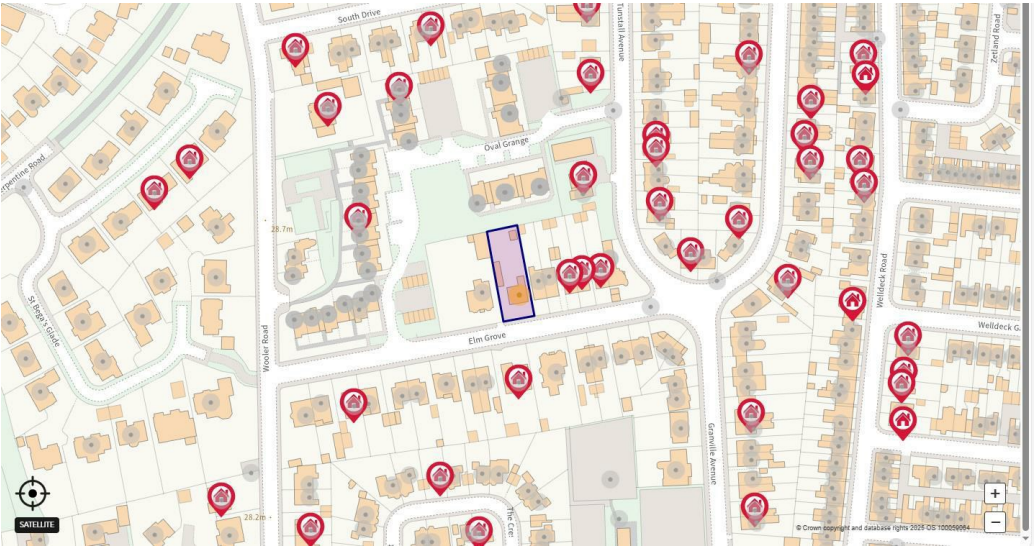
EXTERNALLY

Set on a large plot, the impressive rear garden is fully enclosed, with access to the garage. The garden is mainly laid to lawn with patio areas and SUMMERHOUSE included. The front garden is laid to lawn, with a generous driveway leading to the enclosed rear garden.

NB

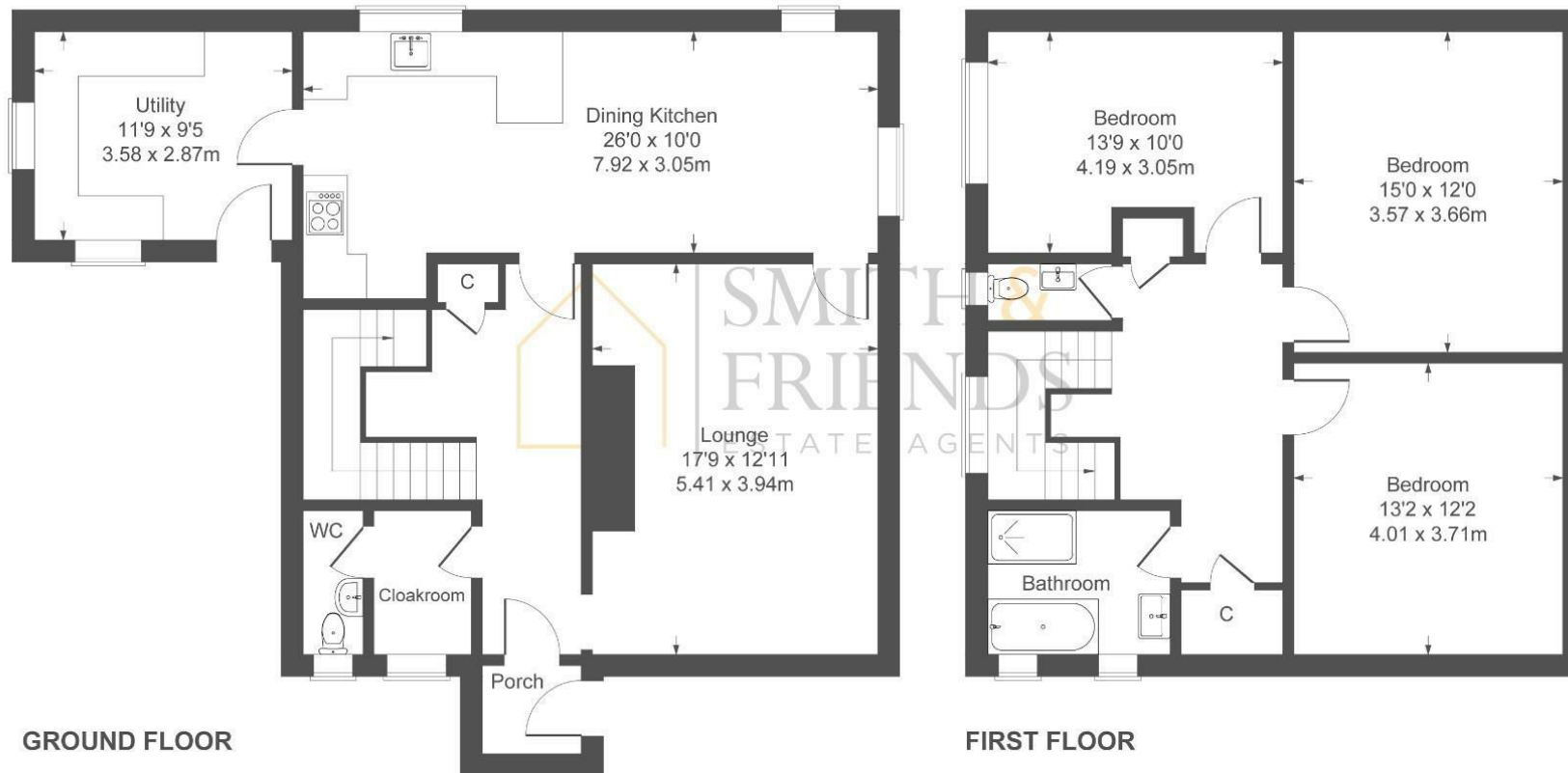
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Elm Grove

Approximate Gross Internal Area
1599 sq ft - 149 sq m



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		
(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		
EU Directive 2002/91/EC		

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

