



Kirkstone Grove, TS24 9AE
3 Bed - House - Semi-Detached
£112,000

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



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Kirkstone Grove Hartlepool, TS24 9AE

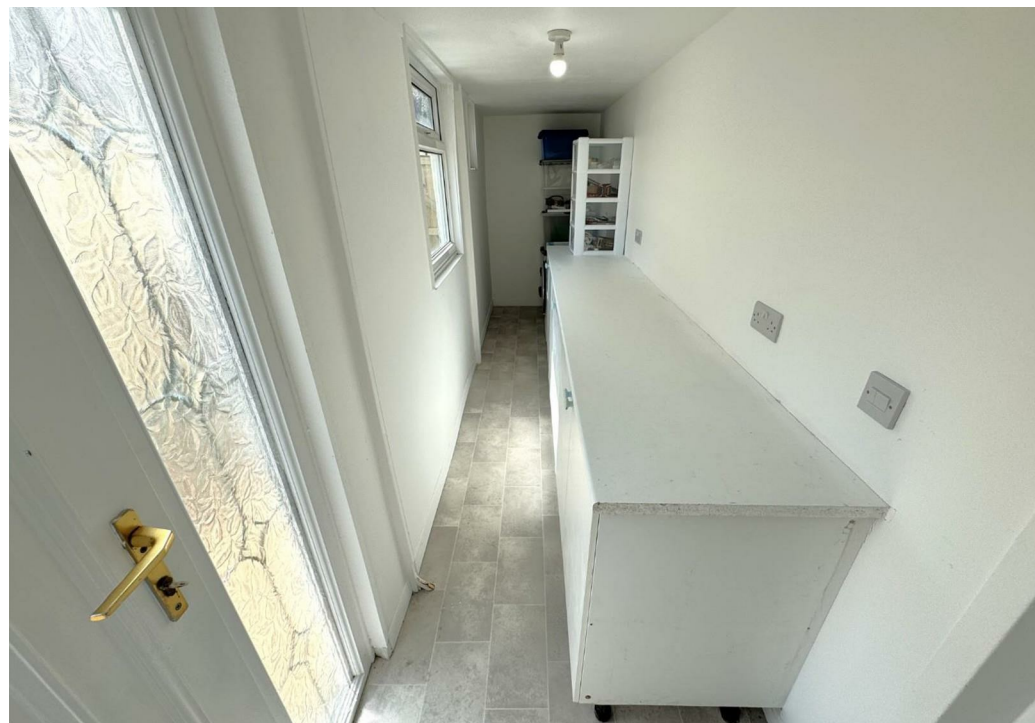
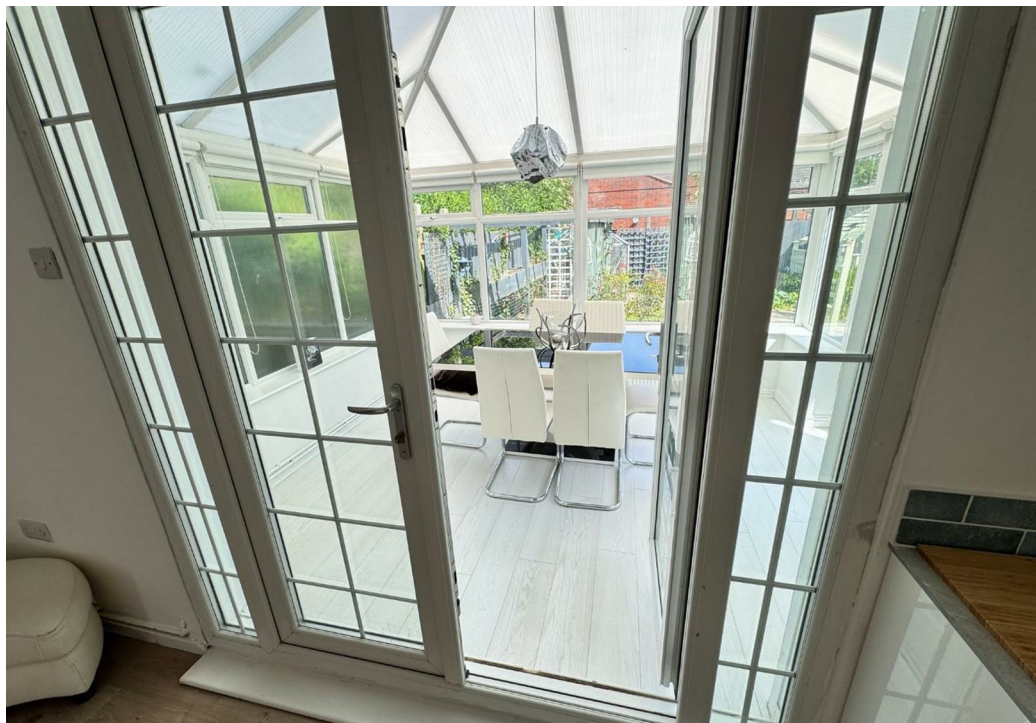
An impressive THREE BEDROOM semi-detached property offering beautifully upgraded accommodation with a modern refitted kitchen measuring over 20ft. The home would make an ideal purchase for a first time buyer or young family, with further benefits including re-wiring, gas central heating, uPVC double glazing, conservatory extension, utility and WC conversion and upgraded stairs with glass balustrading. Flooring, window furnishings and light fittings are included, whilst furniture can be included on separate negotiation.

The accommodation is neutrally decorated throughout, includes quality flooring and briefly comprises: entrance hall with stairs to the first floor, pleasant front lounge through to a spacious kitchen/diner, generous conservatory, long utility room and useful guest cloakroom/WC. To the first floor are three good size bedrooms, the master with built-in wardrobes and a modern shower room which incorporates a three piece suite and chrome fittings.

The property is well situated towards the top of the cul-de-sac, with a low maintenance front offering useful off street parking. A gate to the side leads through to the side and rear gardens with summerhouse, greenhouse and external storage. Kirkstone Grove is situated off Howbeck Lane, close to both schools and amenities. VIEWING RECOMMENDED. NO CHAIN INVOLVED.









GROUND FLOOR

ENTRANCE HALL

11'11 x 6'9 (3.63m x 2.06m)

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, upgraded oak staircase to the first floor with glass balustrading and fitted carpet, useful under stairs storage cupboard, convector radiator.

FRONT LOUNGE

13'9 x 12'0 (4.19m x 3.66m)

A pleasant family lounge with large uPVC double glazed bow window to the front aspect, built-in storage to both alcoves with fitted shelving, modern laminate flooring, feature fire surround with decorative fire.

KITCHEN/DINER

20'11 x 8'6 (6.38m x 2.59m)

A beautiful full width kitchen/diner which incorporates a modern range of white gloss units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, attractive custom tiling to splashback, built-in electric oven with matching microwave above, separate four ring touch hob with extractor hood over, integrated 'larder' style fridge, pull out pantry unit, concealed Baxi gas central heating boiler, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors with matching side screens to the conservatory extension, uPVC double glazed door into the utility room, convector radiator.

CONSERVATORY

11'10 x 9'4 (3.61m x 2.84m)

Offering a pleasant transition between the home and garden, currently used as a dining room, with uPVC double glazed French doors to the garden, uPVC double glazed windows, modern laminate flooring, lighting, sockets, convector radiator.

UTILITY ROOM

17'5 x 3'11 (5.31m x 1.19m)

A long utility room with fitted units to base level, recess with plumbing for washing machine, uPVC double glazed door to the side garden, uPVC double glazed side screen and additional window, 'tile' effect vinyl flooring, access to ground floor WC.

GUEST WC

4'0 x 3'1 (1.22m x 0.94m)

Fitted with a two piece white suite comprising: corner wash hand basin with mixer tap and vanity cabinet below, close coupled WC, panelling to walls, matching 'tile' effect vinyl flooring, uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, oak staircase with glass balustrading, hatch to loft space, access to:

BEDROOM ONE

12'0 x 10'4 (3.66m x 3.15m)

A good size master bedroom which benefits from modern fitted wardrobes with mirror fronted sliding doors, uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

BEDROOM TWO

13'5 x 8'7 (4.09m x 2.62m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, convector radiator.

BEDROOM THREE

9'0 x 8'7 (2.74m x 2.62m)

Ideal for use as a dressing room, with uPVC double glazed window to the front aspect, newly fitted carpet, storage drawers to over stairs area, convector radiator.

SHOWER ROOM/WC

7'0 x 5'6 (2.13m x 1.68m)

Fitted with a three piece suite and chrome fittings comprising: walk-in shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to splashback, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features a low maintenance front garden, with a block paved driveway providing useful off street parking. A gate to the side leads through to a useful storage area and in to the enclosed rear garden which, again, should prove to be low maintenance, with summerhouse, greenhouse and external storage included.

NB 1

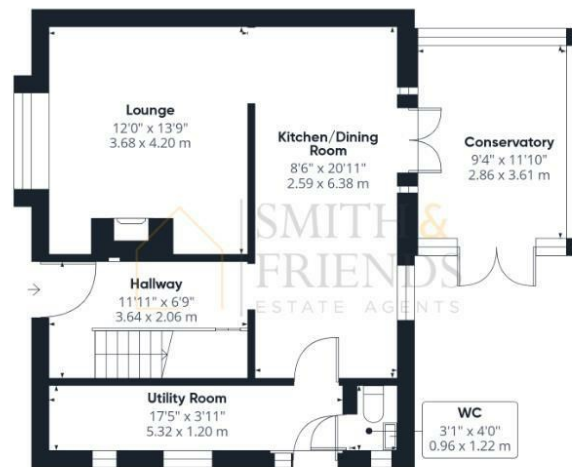
Property is of a non-traditional style build.

NB 2

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.



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	77
		EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1019 ft²

94.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. 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.

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