



A spacious THREE BEDROOM mid terraced property on Bodmin Grove in a popular part of Throston and within a short stroll of schools and amenities. The home would make an ideal purchase for a first time buyer, young couple or possible investment opportunity, with some updating required. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance porch through to a generous lounge, kitchen, inner hall, utility and ground floor WC. To the first floor are three good size bedrooms and bathroom which incorporates a three piece suite. Externally is a lawned front garden, whilst to the rear is enclosed courtyard with potential for off street parking. Bodmin Grove is located towards the top of Wiltshire Way and Throston Grange Lane. Offered with NO CHAIN INVOLVED.

Bodmin Grove, Hartlepool, TS26 0XD

3 Bedroom - House - Mid Terrace

£85,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE PORCH

3'6 x 3' (1.07m x 0.91m)

Accessed via uPVC double glazed entrance door, uPVC double glazed frosted windows, internal uPVC double glazed door to the lounge.



LOUNGE

20'8 x 11'4 (6.30m x 3.45m)

A generous lounge with two uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, double radiator, access to kitchen and inner hall.

KITCHEN

10'3 x 11'11 (3.12m x 3.63m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with spray mixer tap, tiling to splashback, recess for cooker with extractor hood over, space for additional free standing appliances, tiled flooring, uPVC double glazed window to the rear aspect, single radiator.



INNER HALL

uPVC double glazed door to the rear, turned staircase to the first floor, tiled flooring, radiator with cover, access to guest cloakroom and utility.



UTILITY ROOM

5'10 x 5'8 (1.78m x 1.73m)

Wall mounted Vaillant gas central heating boiler, uPVC double glazed window to the rear aspect, tiled flooring.

GROUND FLOOR WC

2'6 x 4'2 (0.76m x 1.27m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, close coupled WC, uPVC double glazed window to the rear aspect, tiled flooring.



FIRST FLOOR

LANDING

A generous walk-in storage cupboard with shelving and hatch to loft space, additional shelved storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

10'3 x 11'11 (3.12m x 3.63m)

uPVC double glazed window, single radiator.



BEDROOM TWO

8'5 x 11'8 (2.57m x 3.56m)

uPVC double glazed window to the rear aspect, fitted wardrobes, single radiator.

BEDROOM THREE

10'2 x 7'10 (3.10m x 2.39m)

uPVC double glazed window to the front aspect, fitted carpet, double radiator.



BATHROOM/WC

6'11 x 5'8 (2.11m x 1.73m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, folding shower screen, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, tiled flooring, single radiator.



EXTERNALLY

The property features a lawned front garden enclosed by a brick boundary wall with a paved walkway. To the rear is a low maintenance enclosed yard with double wrought iron gates opening to provide potential off street parking.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(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	

Bodmin Grove, Hartlepool, TS26 0XD



Approximate total area⁽¹⁾

909 ft²

84.2 m²

Reduced headroom

19 ft²

1.8 m²



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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. 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.

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