



An ideal family home and well positioned in a quiet Grove has come to the market with Smith & Friends Estate Agents. Offering space throughout "The Radleigh" design is a corner plot tucked away overlooking open space. Comprising of an entrance hallway, cloakroom, lounge, additional reception room, open plan kitchen/diner with a breakfast bar facilities and utility room on the ground floor. The upper level offers four bedrooms with the master bedroom having an ensuite and a family bathroom. External: The gardens wrap around the property with it being a corner plot, patio/seating area and side access to the driveway and double garage. Location: Hanbury Grove is well situated being close to shops, schools and local amenities. Pls call Smith & Friends to arrange a viewing.

**Hanbury Grove, Hartlepool, TS26 0FW**  
**4 Bed - House - Detached**  
**£329,995**  
**EPC Rating: B**  
**Council Tax Band: E**  
**Tenure: Freehold**



# Hanbury Grove, Hartlepool, TS26 0FW

## ENTRANCE HALLWAY

Entrance door, carpet flooring, storage cupboard, stairs to upper and 1 x radiator.

## CLOAKROOM

1 x radiator, w/c, wash hand basin and extractor fan.

## LOUNGE

1 x front double glazed window, carpet flooring and 2 x radiators.

## RECEPTION ROOM

1 x front double glazed window, carpet flooring and 1 x radiator.

## KITCHEN/DINER

1 x rear double glazed windows, rear double glazed doors, 2 x radiators, breakfast bar, access to the utility room, storage cupboard and spot lights.

## UTILITY

1 x side door, extractor fan, wall and base units.

## LANDING

Carpet flooring 1 x radiator, double storage cupboard and loft access.

## BEDROOM

2 x front, 1 x side double glazed windows, 1 x radiator and carpet flooring.

## ENSUITE

1 x front double glazed window, walk in shower, wash hand basin, w/c. extractor fan, shaver point and 1 x radiator.

## BEDROOM

1 x front double glazed window, carpet flooring and 1 x radiator.

## BEDROOM

1 x rear double glazed window, carpet flooring and 1 x radiator.

## BEDROOM

1 x rear double glazed window, carpet flooring and 1 x radiator.

## BATHROOM

1 x rear double glazed window, carpet flooring and 1 x radiator.

## EXTERNAL

Double garage, parking, side and rear gardens.



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, conveyancing and removal 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) <b>A</b>                          |  |                         | <b>94</b>                                                                             |
| (81-91) <b>B</b>                            |  | <b>85</b>               |                                                                                       |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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