



**\*\*\* NO CHAIN INVOLVED \*\*\*** A spacious **THREE BEDROOM** semi-detached property occupying a generous corner position on Burn Valley Grove. The home offers accommodation in need of some updating yet offers great potential and benefits from **TWO RECEPTION ROOMS**. An ideal purchase for a first time buyer or those seeking a family home, with scope to extend (subject to planning). The property offers useful off street parking, garage, side garden and pleasant **WEST FACING REAR GARDEN**.

The internal layout comprises: entrance hall with stairs to the first floor, WC, bay fronted lounge, generous rear reception room with feature fire surround, gas fire and door to the rear garden, kitchen with space for free standing appliances, three bedrooms and the family bathroom which incorporates a three piece white suite and chrome fittings. The accommodation is warmed by gas central heating.

Externally is a low a maintenance pebbled front garden, with a driveway in front of the garage providing useful off street parking. A gate to the side leads through to the enclosed rear garden with lawn, planted border and high boundary wall; the rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. With space to the side, there is ample scope to extend/enhance the layout. Burn Valley Grove is well situated off Blakelock Gardens, close to both schools and amenities and only a short stroll from Hartlepool town centre.

**Burn Valley Grove, Hartlepool, TS25 5QS**

**3 Bedroom - House - Semi-Detached**

**£99,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**





## Burn Valley Grove, Hartlepool, TS25 5QS



### GROUND FLOOR

#### ENTRANCE HALL

**13'6 x 5'9 (4.11m x 1.75m)**

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen and fanlight above, staircase to the first floor, single radiator, access to both reception rooms and kitchen.

#### WC

Under stairs WC.

#### BAY FRONTED LOUNGE

**9'11 x 12'6 (3.02m x 3.81m)**

Double glazed bay window to the front aspect, gas fire, coving to ceiling, double radiator.

#### REAR RECEPTION ROOM

**13'4 x 12'7 (4.06m x 3.84m)**

uPVC double glazed French door with matching side screens to the rear garden, feature fire surround with 'marble' back and base, inset 'coal' effect gas fire, shelving to alcove, coving to ceiling, double radiator.

#### KITCHEN

**9'10 x 5'11 (3.00m x 1.80m)**

Fitted with a range of units to base and wall level with contrasting work surfaces and tiled splashback, inset single drainer stainless steel sink with mixer tap, recess for gas cooker, space for additional free standing appliances, uPVC double glazed door to the rear garden with matching side screen and fanlight above, additional double glazed window to the side aspect.

### FIRST FLOOR

#### LANDING

Window to the side aspect, access to three bedrooms and bathroom.

#### BEDROOM ONE

**13'4 x 11' (4.06m x 3.35m)**

Double glazed window to the front aspect, coving to ceiling, single radiator.

#### BEDROOM TWO

**9'11 x 8'10 (3.02m x 2.69m)**

Built-in wardrobes with overhead storage, double glazed window overlooking the rear garden, single radiator.

#### BEDROOM THREE

**9'9 x 7'7 (2.97m x 2.31m)**

Over stairs wardrobe/storage cupboard, double glazed window to the front aspect, convector radiator.

#### FAMILY BATHROOM/WC

**7'4 x 7'11 (2.24m x 2.41m)**

Fitted with a three piece white suite comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, built-in storage cupboard housing Vieman gas central heating boiler, two double glazed windows to the rear aspect.

#### EXTERNALLY

The property features a low maintenance pebbled front garden enclosed by a brick boundary wall, a paved driveway in front of the garage provides useful off street parking. A gate to the side leads through to the spacious west facing rear garden which should prove to be a suntrap in the summer months, with patio area, lawn, planted border, high brick boundary wall and external storage.





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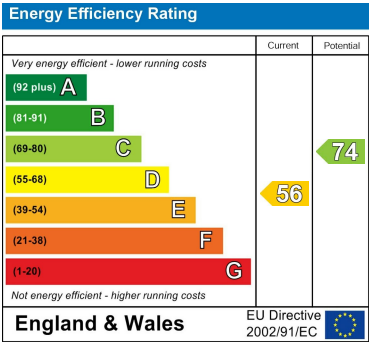


**GARAGE**

Accessed via an up and over door to the front.

**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.



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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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