



**Granville Avenue, TS26 8ND**  
**5 Bed - House - Semi-Detached**  
**£269,950**

**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: D**



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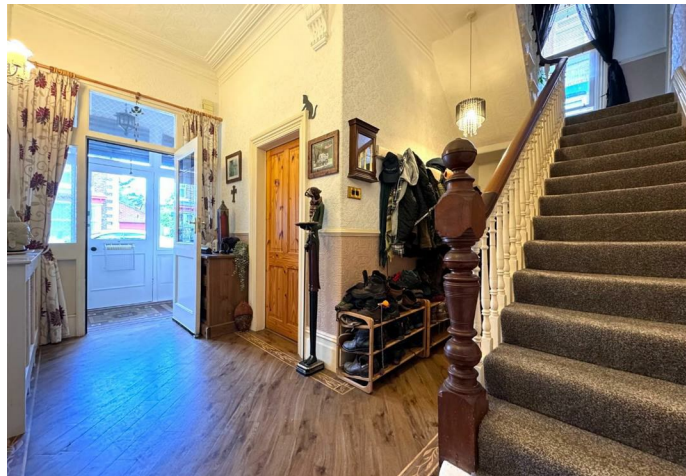


## Granville Avenue , Hartlepool, TS26 8ND

\*\*\*REDUCED\*\*\*A rarely available FIVE BEDROOM semi-detached property on Granville Avenue with huge kerb appeal, offering spacious, well proportioned and versatile accommodation ideal for family requirements. The home features two reception rooms, two bathrooms, generous kitchen/diner/sitting room and a large attic room. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, CCTV, secure off street parking and garage. Complemented by a wealth of original character features, various upgrades and undoubted further potential.

The full layout briefly comprises; to the ground floor: entrance porch through to an inviting entrance hall with turned stairs to the first floor, an inner passage leads to a utility area and through to a modern upgraded shower room. The hall provides further access to two bay fronted reception rooms with attractive period fire surrounds, whilst the open plan kitchen/diner/sitting room is located to the rear of the property and opens to the garden. Moving up to the first floor, from the half landing is access to a separate WC, with the main landing giving access to five bedrooms and the family bathroom which features a roll-top style bath. A spiral staircase leads to a generous attic room with scope for use a hobby room/potential bedroom with walk-in storage room.

Externally are low maintenance gardens to the front and rear, the front being predominantly block paved to provide useful off street parking, with a pleasant seating area to the side. The rear garden offers an enclosed space, with the option for secure off road parking via double gates and features a personal door to the garage and timber storage shed. An internal viewing comes highly recommended.



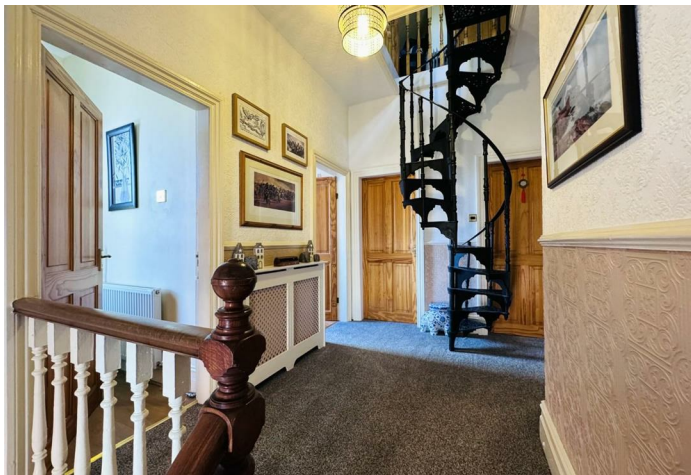
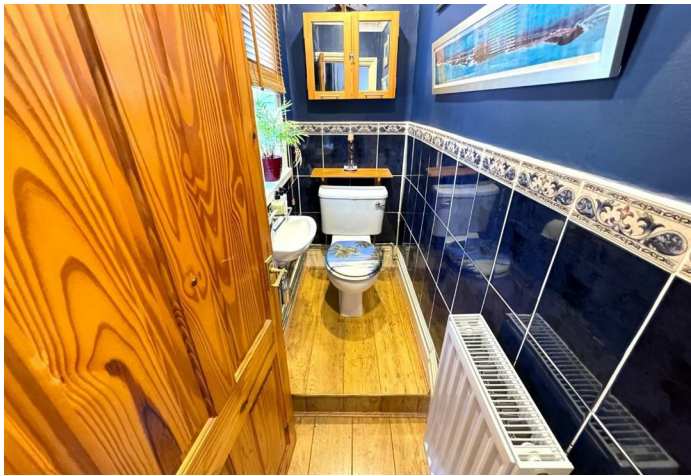
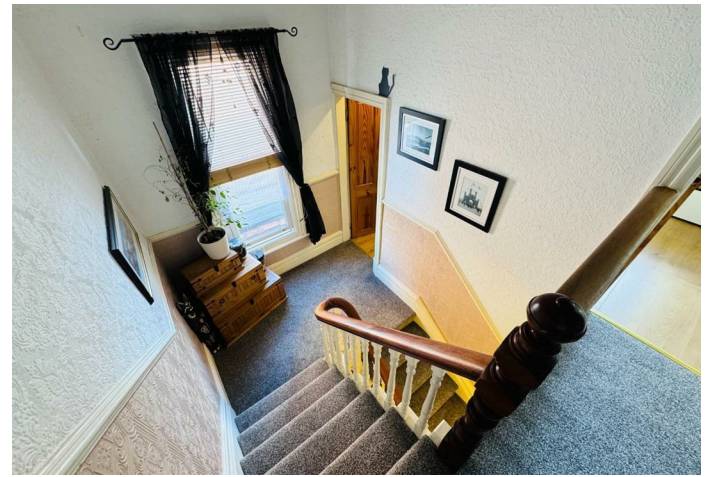
















## GROUND FLOOR

### ENTRANCE PORCH

4' x 5'11" (1.22m x 1.80m)

Accessed via glazed entrance door with matching side screens and fanlight above, original tiled flooring, high coved ceiling, internal door with attractive stained glass central panel, side screens and fanlight above giving access to the hall.

### ENTRANCE HALL

A spacious and inviting entrance hall which incorporates a spindled staircase to the first floor with newel post and fitted carpet, Karndean flooring to the main hall, coving to ceiling, radiator with cover included, access to:

### INNER PASSAGE

Useful under stairs storage cupboard, access to utility space.

### UTILITY SPACE

Fitted worktop with space below for washing machine, panelling to walls.

### GROUND FLOOR SHOWER ROOM/WC

6'11 x 5'2 (2.11m x 1.57m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower with modern overhead shower and separate attachment, panelling to splashback, circular wash hand basin with chrome mixer tap and vanity stand below, close coupled WC, tiling and panelling to splashback areas, modern laminate flooring, uPVC double glazed window to the rear aspect, extractor fan, mirrored chrome towel radiator, electric under floor heating.

### RECEPTION ROOM (front)

17'9 x 11'11 (5.41m x 3.63m)

Currently used as a sitting and dining room with large bay window to the front aspect, 'oak' style laminate flooring, pine fire surround with inset tiled cast iron fire and tiled base, picture rail, deep coving to ceiling, convector radiator.

### RECEPTION ROOM (front)

15' x 12'1 (4.57m x 3.68m)

Beautiful cast iron fire surround with open fire and tiled base, large bay window to the front aspect, 'oak' style laminate flooring, picture rail, deep coving to ceiling, television point, convector radiator, electric under floor heating.

### KITCHEN/DINER/SITTING AREA

#### SITTING AREA

10'11 x 11'10 (3.33m x 3.61m)

Feature fire surround with fire recess and brick back, laminate flooring, uPVC double glazed French door to the rear garden with matching side screens, coving and spotlights to ceiling, convector radiator, access to:

#### KITCHEN AREA

6'11 x 13'5 (2.11m x 4.09m)

Fitted with a range of units to base and wall level with complementing worktops incorporating an inset single drainer sink unit with modern spray mixer tap, built-in electric oven with five ring gas hob above and extractor hood over, recess with plumbing for dishwasher, four drawer base unit, wine rack, attractive tiling to splashback, two uPVC double glazed windows, 'oak' style laminate flooring, coving and spotlights to ceiling.

### FIRST FLOOR

#### HALF LANDING

uPVC double glazed 'sash' style window to the side aspect, fitted carpet, dado rail, stairs to the main landing, access to:

#### SEPARATE WC

Fitted with a two piece suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap, low level WC, tiling to part walls, 'oak' style laminate flooring, coving and spotlights to ceiling, uPVC double glazed window to the side aspect, convector radiator.

## MAIN LANDING

Access to bedrooms, spiral staircase to the attic room, fitted carpet, dado rail, radiator with cover included.

### BEDROOM 1

15'1 x 12' (4.60m x 3.66m)

Two uPVC double glazed 'sash' style windows to the front aspect, fitted carpet, picture rail, deep coving to ceiling, radiator with cover included.

### BEDROOM 2

12'3 x 12'1 (3.73m x 3.68m)

Two uPVC double glazed 'sash' style windows to the front aspect, fitted carpet, picture rail, deep coving to ceiling, double radiator.

### BEDROOM 3

11' x 10'10 (3.35m x 3.30m)

Built-in wardrobes to both alcoves with overhead storage space, two uPVC double glazed windows to the rear aspect, fitted carpet, picture rail, coving to ceiling, convector radiator.

### BEDROOM 4

6'10 x 7'11 (2.08m x 2.41m)

uPVC double glazed window to the rear aspect, 'oak' style laminate flooring, 'cabin' style overhead bed with ladder access, coving to ceiling, convector radiator.

### BEDROOM 5

8'4 x 5'11 (2.54m x 1.80m)

Currently used as a home office, with uPVC double glazed 'sash' style window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### FAMILY BATHROOM

6'10 x 6'10 (2.08m x 2.08m)

Fitted with a two piece suite comprising: 'roll-top' style bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, part tiled walls, laminate flooring, spotlights to ceiling, uPVC double glazed window to the rear aspect, 'column' style radiator with chrome rail.

### ATTIC ROOM

13'4 x 20' (4.06m x 6.10m)

A generous attic room which incorporates a double glazed 'Velux' style window to the front aspect, fitted carpet, lighting, sockets, double radiator, walk-in storage room.

### WALK-IN STORAGE ROOM

11'7 x 7'5 (3.53m x 2.26m)

Lighting, sockets and convector radiator.

## OUTSIDE

The property offers a low maintenance block paved front, allowing useful off street parking, with a pleasant seating area to the side. The enclosed rear garden is predominantly block paved, allowing for potential for off street parking via double gates. The rear garden includes a useful timber storage shed, pergola, external lighting and personal door to the garage.

## GARAGE

Accessed via an up and over door, personal door from the garden, uPVC double glazed window to the side aspect, lighting and power points.

## 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.









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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