



**Linden Grove, Hartlepool, TS26 9PY**

## welcome to

### Linden Grove, Hartlepool

Occupying a prominent corner plot, this charming 1930's, three bedroom, semi detached home offers a wealth of traditional character alongside generous outdoor space, with gardens to the front, side and rear, as well as a driveway and garage positioned to the rear.

#### Auctioneer's Comments

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#### Entrance Hall

UPVC double glazed door to front and side, 2 understairs storage cupboards, radiator.

#### Lounge

11' 3" x 14' 4" ( 3.43m x 4.37m )

Patio doors, picture rail, radiator, fireplace with electric fire.

#### Dining Room

15' 2" into bay x 12' 2" ( 4.62m into bay x 3.71m )  
Bay window to front, coved cornicing, picture rail, fireplace, radiator.



#### Breakfast Room

6' 8" into alcove x 10' ( 2.03m into alcove x 3.05m )  
Window to side, radiator, open with:-

#### Kitchen

9' 5" x 7' 1" ( 2.87m x 2.16m )  
Window to rear, wall and base units with contrasting working surfaces, 1. 1/2 stainless steel sink drainer unit with mixer tap, boiler, recess for cooker, fridge freezer and dish washer, door to side leading to:-

#### Utility Area

13' 7" x 5' 3" ( 4.14m x 1.60m )  
Lean too style, window to side, patio to side, recess and plumbing for washing machine, work surfaces, base units, pantry cupboard.

#### First Floor Landing

Window to side.

#### Bedroom 1

14' 9" into bay x 8' 9" excluding wardrobe ( 4.50m into bay x 2.67m excluding wardrobe )  
Bay window to front, wall to wall fitted wardrobes, radiator.



#### Bedroom 2

14' 4" x 8' 8" excluding wardrobe ( 4.37m x 2.64m excluding wardrobe )  
Window to rear, picture rail, wall to wall fitted wardrobes, radiator.



### **Bedroom 3**

8' 6" x 7' ( 2.59m x 2.13m )  
Window to front, picture rail, radiator.

### **Bathroom**

2 windows to side, low level low flush WC, shower cubicle, vanity wash hand basin with mixer tap and under storage, radiator, loft (part boarded with light).

### **Externally**

#### **Gardens**

To front, side and rear.

#### **Rear**

Drive and garage.



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## Linden Grove, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£145,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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