



**Garrick Grove, Hartlepool, TS25 4JE**

**welcome to**

## **Garrick Grove, Hartlepool**

A well-presented end-of-terrace home that has been well maintained and offers deceptively spacious living accommodation throughout.

### **Entrance Hallway**

Composite door to front, under stairs storage cupboard.

### **Lounge**

21' 5" (max) x 10' 5" (max) ( 6.53m (max) x 3.17m (max) )  
Fireplace with gas fire remote controlled, double phone socket, window to front, window to rear, window to side, two radiators, coved cornicing.

### **Kitchen**

7' 8" x 8' 5" ( 2.34m x 2.57m )

Wall and base units with complimentary working surfaces and coordinating splashback tiling, built in oven, hob, hood, recess and plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, additional pantry for storage, door to rear, window to rear.

### **Landing**

Loft.

### **Bedroom 1**

16' 8" (max) x 9' 7" (max) ( 5.08m (max) x 2.92m (max) )

Two windows to front, window to side, radiator, built in cupboard.

### **Bedroom 2**

11' x 10' 1" (including wardrobes) ( 3.35m x 3.07m (including wardrobes) )

Window to rear, fitted wardrobes, radiator.

### **Bathroom**

Shower cubicle, pedestal wash hand basin, low level low flush WC,





**Front Garden**

Lawn and planted borders.

**Rear Garden**

low maintenance, pebbled and patio.

**Outbuilding**

Extra storage available.



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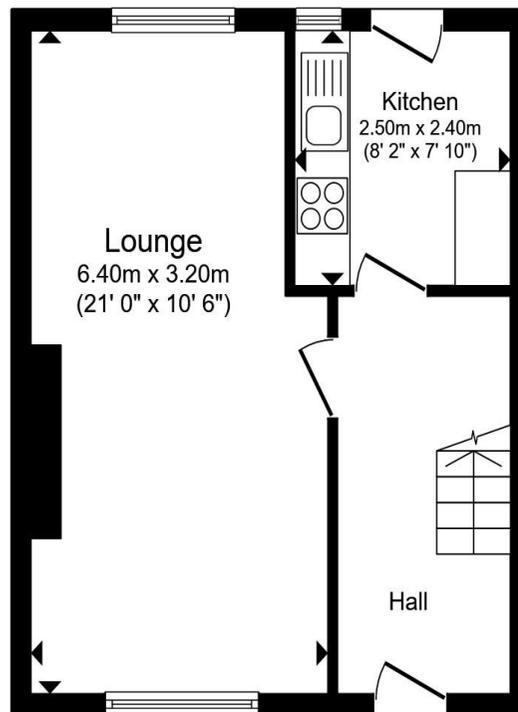
## Garrick Grove, Hartlepool

- IDEAL FOR A RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- FRONT&REAR GARDENS
- OUTBUILDING FOR ADDITIONAL STORAGE

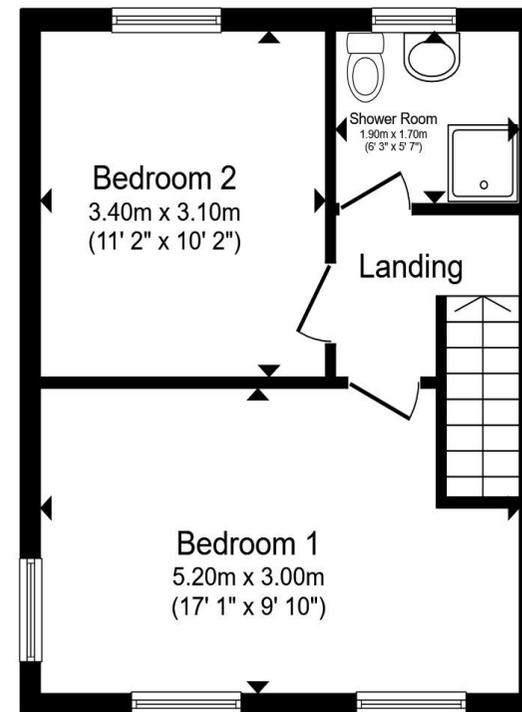
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£100,000**



**Ground Floor**



**First Floor**

Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)