



## 30 Granville Avenue

, Hartlepool, TS26 8ND

**£170,000**



Igomove take pleasure in presenting to the market this superb three bedroom semi detached property located in a highly desirable area and which presents an opportunity for modernisation with enormous potential. It provides many desirable attributes which include; three good size bedrooms, modern shower room, rear aspect lounge, separate dining room, good size kitchen, mature gardens ( rear is South West facing), driveway, separate garage. The property benefits from traditional stained glass windows, secondary glazing and a double glazed bathroom, gas central heating, neutral decor.





Attractive traditional double bay facade, walled garden with established shrubbery, driveway to detached garage, porch entry.

Good size entrance hallway with stairs to the first floor accommodation, under stairs fitted storage cupboard.

Dining room with bay window to the front elevation, twin arched alcoves, wooden fireplace with gas fire.

Rear aspect lounge benefiting from door opening to and full height windows overlooking the rear garden, fireplace with tiled hearth and gas fire.

Good size kitchen fitted with cottage style wall, base and drawer cabinetry, complimentary surfaces, stainless one and a half bowl sink, plumbing for washing machine, half glazed exterior access door.

To the first floor landing, there is a side elevation window which provides natural light.

Bedroom one is a sizable double located to the rear, pastel decor, sliding fitted wardrobes.

Bedroom two is a further double with a bay window to the front aspect, picture rail, pastel decor, sliding fitted wardrobes.

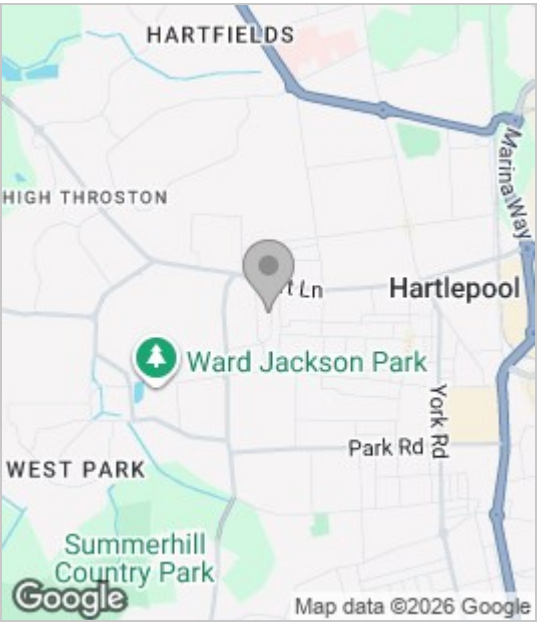
Bedroom three is a single situated to the front of the property, neutrally presented.

Modern shower room comprises oversized shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling, chrome heated towel radiator, dual aspect windows.

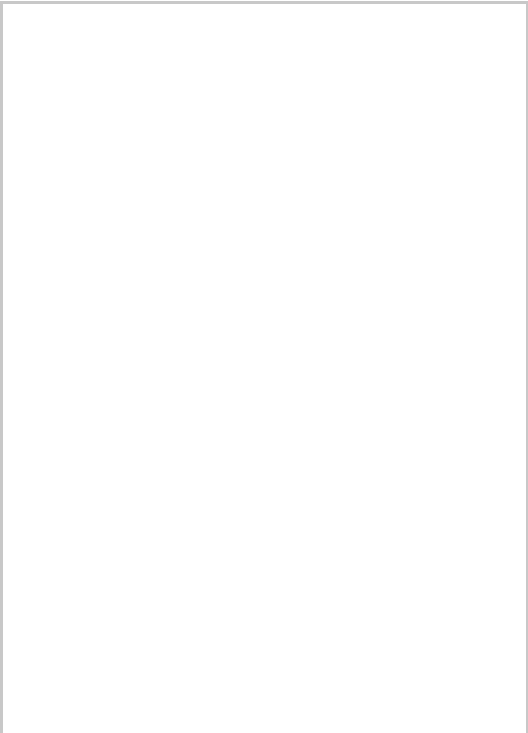
To the rear is a mature South West facing garden laid to lawn with patio and established shrubbery.

This property presents a rarely available opportunity to enhance a good size house in a highly desirable location, contact the Igomove team who will be pleased to assist.

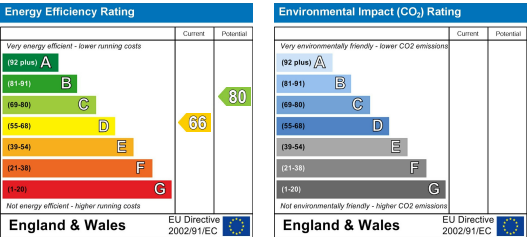
Area Map



Floor Plan



Energy Efficiency Graph



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