



Grantham Avenue, Hartlepool, TS26 9QT

welcome to

Grantham Avenue, Hartlepool

This traditional three-bedroom family home offers charm, character, and a welcoming sense of space throughout. Set back from the road with a block-paved driveway and a single detached garage, the property combines period features with modern comforts, making it ideal for family living.

Entrance Porch

Entered via a UPVC double glazed door to the side aspect into the entrance porch, UPVC double glazed windows to the front and side, tiled flooring, UPVC double glazed door leading into the entrance hallway.

Entrance Hallway

Stairs to the first floor, radiator, Karndean flooring, understairs storage cupboard, 2 doors leading to reception room 1, 2 and the kitchen, utility meter under the stairs, delph rack, lincrusta ceiling, paneling.

Reception Room 1

11' 9" x 14' 6" Including bow windows (3.58m x 4.42m Including bow windows)
UPVC double glazed bow window to front, radiator, coved cornicing, laminate flooring, wood flooring, Lincrusta ceiling and paneling, decorative coved cornicing, coal effect gas fire with marble surround and hearth.

Reception Room 2

11' 9" x 18' (3.58m x 5.49m)
UPVC double glazed sliding doors looking onto the rear garden, coved cornicing, Lincrusta ceiling, paneling, coal effect gas fire with marble surround and hearth.

Kitchen

7' 4" x 14' 5" (2.24m x 4.39m)
Wooden double glazed window to the rear, UPVC double glazed window to the side, UPVC double glazed door to the side, tiled flooring, range of wood shaker style wall and base units with complimenting granite working surfaces with matching upstands, tiled splashback, plumbing and recess for washing machine, inset stainless steel sink

with swan neck mixer tap, space for undercounter fridge and freezer, inset electric oven with grill and gas four ring hob, understairs storage cupboard housing a wall mounted Worcester combi boiler.

Landing

Stairs from the hallway, UPVC double glazed window to the side, Lincrusta ceiling and paneling, original feature staircase, doors leading to all principle rooms.

Bedroom 1

14' 7" Onto wardrobes x 10' Including bow windows (4.45m Onto wardrobes x 3.05m Including bow windows)
UPVC double glazed bow window to front, radiator, Lincrusta ceiling with paneling, coved cornicing, four door built in sliding wardrobes (2 of which are mirrored).

Bedroom 2

9' 5" Onto wardrobes x 14' 4" (2.87m Onto wardrobes x 4.37m)
UPVC double glazed window to the rear, radiator, four door built in sliding wardrobes (2 of which are mirrored), Lincrusta ceiling and paneling, coved cornicing, 2 wall lights.

Bedroom 3

5' 9" x 7' (1.75m x 2.13m)
UPVC double glazed window to the front, radiator, laminate flooring, Lincrusta ceiling and paneling with coved cornicing.





Shower Room

2 UPVC double glazed windows to the side, low level low flush wc, LVT flooring, 2 chrome heated towel rails, corner shower cubicle with bathroom wall boarded walls and hand held shower attachment, wash hand basin on a vanity unit, extractor fan, Lincrusta ceiling and paneling, coved cornicing, loft hatch access.

Externally Rear Garden

Double wooden doors that lead to the front of the property this gives access for parking, block paved to the side, outdoor tap, garage with an up and over door with power and light, garden is attractive with a patio area, shaped lawn area, wall and fence enclosed, stone bed edging, mature planted borders, wooden shed on the back of the garage, south facing garden

Front Of Property

Wall enclosed with double wrought iron gates, block paved driveway that leads to the wooden double doors, low maintenance with a feature stone bed frontage, planted borders.



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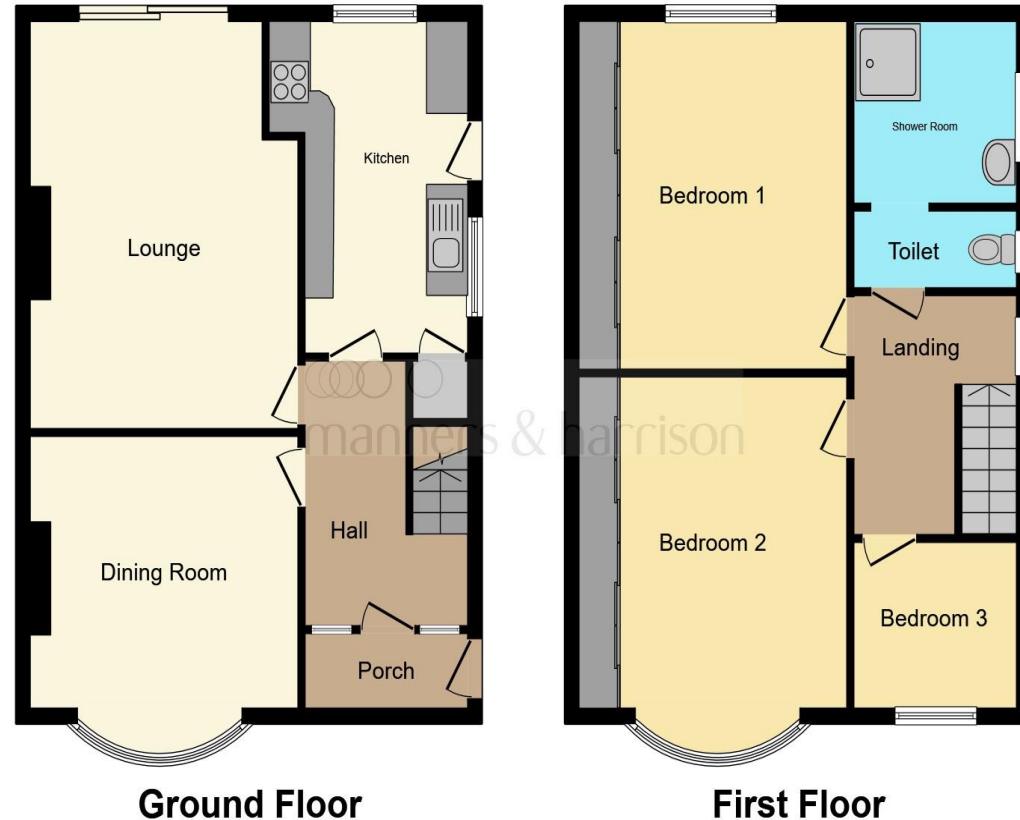
- TWO RECEPTION ROOMS.
- PERIOD DETAILS.
- SOUTH FACING GARDEN.
- LINCRUSTA CEILING PANELLING.
- THREE WELL PROPORTIONED BEDROOMS.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£190,000



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

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