



**Appleby Grove, Hartlepool TS24 8ND**

**welcome to**

## **Appleby Grove, Hartlepool**

Perfectly positioned in a quiet cul-de-sac location, is this wonderful, two bedroom, semi-detached home, which has been lovingly cared for and extensively upgraded by the current owners, resulting in a beautifully presented property throughout which is ready to move into.

### **Entrance Porch**

Entered via UPVC double glazed door, UPVC double glazed windows to front and both sides, laminate flooring, double glazed door leading into:-

### **Entrance Hallway**

Stairs to first floor, radiator, laminate flooring, built in storage cupboard under the stairs, UPVC double glazed window to side, door leading to the lounge diner, door leading to the kitchen.

### **Kitchen**

L shaped, laminate flooring, understairs storage pantry cupboard, range of wall and base units with complementary working surfaces and matching upstand, tiled splashback, inset electric oven, 4 ring gas hob with extractor over, stainless steel sink/drainage with swan neck mixer tap, work surface with plumbing and recess for washing machine, recess for tumble dryer, clad ceiling, spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed door to side, radiator.

### **Lounge Diner**

Spacious, UPVC double glazed bow window to front, UPVC double glazed sliding doors leading into conservatory, radiator, laminate flooring.

### **Conservatory**

UPVC construction with windows to side and rear, UPVC double glazed door to side, laminate flooring, insulated roof.

### **First Floor Landing**

Loft hatch access with pull down ladder and boarded for storage, UPVC double glazed window to side, doors leading to bedroom 1, 2 and family bathroom.

### **Bedroom 1**

2 UPVC double glazed window to front, radiator, built in storage cupboard, 3 door built in storage wardrobes, laminate flooring.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, built in storage cupboard housing Ideal Logic combination boiler.

### **Family Shower Room**

UPVC double glazed window to side, vinyl flooring, radiator, low level low flush WC, wash hand basin with mixer tap and tiled splashback, corner shower cubicle with hand held shower attachment and tiled surround, spotlights to ceiling, extractor fan.

### **Externally**

#### **Front**

Low maintenance, wall enclosed with wrought iron fencing above the wall, stonebed area, block paved driveway.

#### **Rear Garden**

Great size, landscaped for ease of maintenance, fence enclosed, block paved patio area, stonebed areas with railway sleepers sectioning off the areas, artificial lawn area, wooden gate that leads to the front of the property, outdoor socket, outdoor tap, wooden garden shed with power that is currently used as a workshop and a second wooden shed used for storage.







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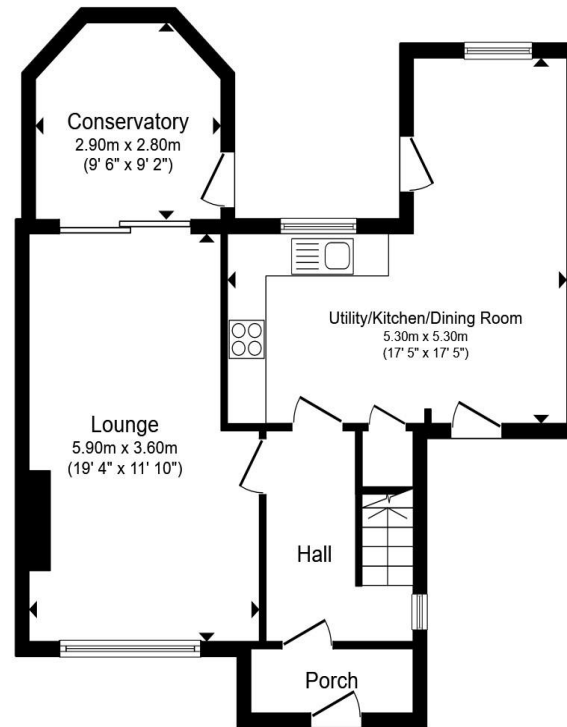
## Appleby Grove, Hartlepool

- READY TO MOVE INTO
- LANDSCAPED REAR GARDEN
- DRIVEWAY
- CONSERVATORY
- WELL CARED FOR

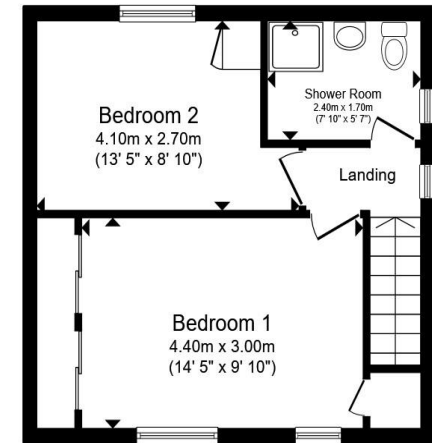
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£125,000**



**Ground Floor**



**First Floor**

Total floor area 92.7 m<sup>2</sup> (998 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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Property Ref:  
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