



**Granville Avenue, HARTLEPOOL TS26 8ND**

**welcome to**

## **Granville Avenue, HARTLEPOOL**

A traditional bay-fronted three-bedroom terraced home, rich in original features and thoughtfully enhanced to suit modern-day living.

### **Entrance Hall**

Upgraded hardwood door to front, replaced inner door, under stairs storage area, radiator.

### **Cloakroom**

Window to side, low level low flush WC, pedestal wash hand basin.

### **Lounge/Diner**

13' 5" (max) x 25' (exc bay) ( 4.09m (max) x 7.62m (exc bay) )  
Bow window to front, window seat to bay, two radiators, coved cornicing, open fireplace.

### **Kitchen/Breakfast Room**

Shaker style wall and base units with contrasting working surfaces and co-coordinating splashback tiling, stainless steel sink and drainer unit with mixer tap, built in oven/grill, gas hob with hood over, integrated fridge/freezer, dishwasher, coved cornicing, spotlights to ceiling.

### **Utility Room**

9' 4" x 7' ( 2.84m x 2.13m )  
Door to side, window to side, matching units to kitchen and working surfaces, incorporating stainless steel sink and drainer unit with mixer tap, boiler, recess and plumbing for washing machine.

### **Half Landing**

Feature stained skylight, access to loft, access to bathroom, access to bedroom 3, coved cornicing.

### **Full Landing**

Storage cupboard, coved cornicing.

### **Bedroom 1**

17' 10" (max) x 13' 4" (max) ( 5.44m (max) x 4.06m (max) )  
Box bay window to front and additional window to front, radiator.

### **Bedroom 2**

11' 4" x 12' 8" ( 3.45m x 3.86m )  
Window to rear, radiator.

### **Bedroom 3**

6' 3" (exc door recess) x 9' 8" ( 1.91m (exc door recess) x 2.95m )  
Window to rear, radiator.

### **Bathroom**

Bath with shower over, pedestal wash hand basin, chrome heated towel rail, low level low flush WC, window to side.

### **Front Garden**

Lawn area with pathway, brick boundary wall.

### **Rear Garden**

"yarden", storage shed.

### **Parking**

On-street parking.





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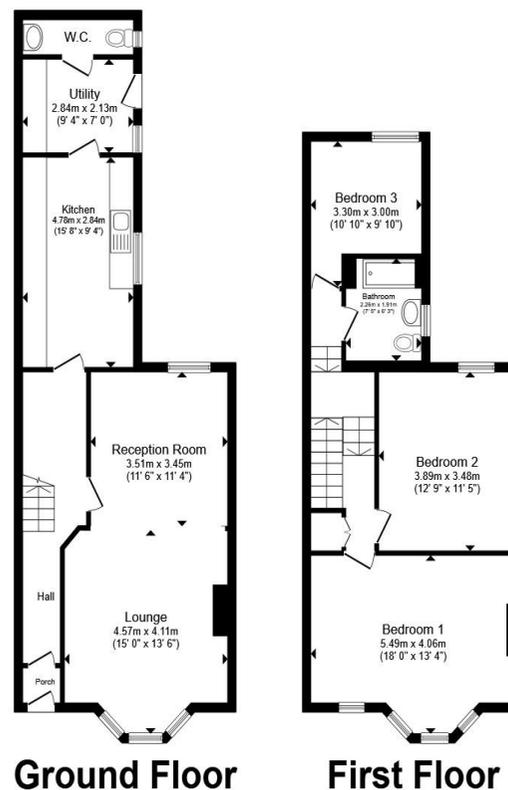
## Granville Avenue, HARTLEPOOL

- ORIGINAL FEATURES
- SPACIOUS LIVING AND DINING AREA
- DOWNSTAIRS WC & UTILITY
- SOUGHT AFTER AREA
- 2 GENEROUS DOUBLE BEDROOMS & 1 SINGLE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £150,000



Total floor area 116.9 m<sup>2</sup> (1,259 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:  
HAR120194 - 0003

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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)