



Grantham Avenue, Hartlepool, TS26 9QT

welcome to

Grantham Avenue, Hartlepool

Significantly extended and offering an impressive amount of living space, this traditional bay-fronted three bedroom semi-detached home presents a fantastic opportunity for growing families seeking versatility and room to expand. Located in a highly sought-after residential area.

Entrance Porch

Composite door to front, leading to:

Entrance Hallway

Staircase to first floor, Understairs storage cupboard, radiator, dado rail

Lounge

12' 1" maximum x 11' 8" maximum (3.68m maximum x 3.56m maximum)

Bay window to front aspect, ornate open fireplace. Coved cornicing, picture Rail. Radiator

Dining Room

12' 5" Max x 12' (3.78m Max x 3.66m)

Window to rear, coved cornicing, gas fire, radiator, picture rail.

Breakfast Room

14' 1" x 6' maximum (4.29m x 1.83m maximum)

French door to rear garden, coved cornicing, radiator.

Kitchen

14' 1" x 9' 4" (4.29m x 2.84m)

Fitted with a range of wall and base units in high gloss with marble working surfaces, integrated dishwasher, oven and hob with extractor over, 1 1/2 ceramic sink/ drainer unit, space to accommodate American fridge/freezer. window to rear, recessed spotlighting to ceiling.

Utility/Shower Room

Plumbing for washing machine, shower cubicle.

Cloakroom

Wall mounted wash hand basin, low level low flush wc.

First Floor Landing

Window to side.

Bedroom 1

11' 3" Excluding bay x 12' 1" Max (3.43m Excluding bay x 3.68m Max)

Bay window to front, coved cornicing, radiator.

Bedroom 2

12' 5" x 12' 1" Max (3.78m x 3.68m Max)

Window to rear, coved cornicing, radiator.

Bedroom 3

6' 6" x 7' 5" (1.98m x 2.26m)

Window to front. Radiator.

Loft Space

Large loft space with fitted floor with Two Velux windows to rear.

Bathroom

Shower cubicle, vanity wash hand basin, low level low flush wc, radiator, window to side.



Externally

Rear Garden

Enclosed and well established with lawn & patio area, potting shed, brick built summerhouse accessed via french doors to front or door to side.

Front Garden

Low maintenance attractive garden and driveway.

Garage

Electric roller shutter door.



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Grantham Avenue, Hartlepool

- 3 RECEPTION ROOMS
- UTILITY AND GROUND FLOOR SHOWER ROOM
- USEFUL LOFT SPACE
- FRONT AND REAR GARDENS
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£210,000



Ground Floor



First Floor

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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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk