



**Elm Grove, Hartlepool, TS26 8LZ**

**welcome to**

## **Elm Grove, Hartlepool**

Charming, 4 bedroom, semi detached character home on Elm Grove. Situated on the highly sought after Elm Grove, this spacious home is brimming with original features and offers an excellent opportunity to add your own personal touch.

### **Entrance Porch**

Covered entrance, accessed via wooden door, original flooring, coved cornicing.

### **Entrance Hallway**

Accessed via wooden door, coved cornicing, original frames doors and handles, radiator, under stairs storage cupboard.

### **Lounge**

14' 3" maximum x 15' 8" maximum ( 4.34m maximum x 4.78m maximum )  
Solid stone surround and plinth with electric burner, wooden single glazed windows to front with UPVC additional windows over the top, coved cornicing, radiators.

### **Reception Room 2**

12' 2" maximum x 17' 3" maximum ( 3.71m maximum x 5.26m maximum )  
UPVC double glazed windows to rear, radiator, coved cornicing, feature artex ceiling, metal fireplace surround with feature marble plinth, UPVC double glazed bow window to side.

### **Dining Room**

12' 11" x 11' 9" ( 3.94m x 3.58m )  
UPVC double glazed windows to side, radiator, storage.

### **Kitchen**

12' 10" x 11' 10" ( 3.91m x 3.61m )  
UPVC double glazed window to side, wooden wall and base units with contrasting laminate working surfaces, 1. 1/2 stainless steel sink with drainer and mixer taps, plumbing for washing machine, tiled splashbacks, wooden single glazed door to side leading to side of property and the garage, radiator, laminate flooring.

### **Utility**

10' 2" x 8' 5" ( 3.10m x 2.57m )  
UPVC double glazed door to rear, plumbing and space for washing machine, stainless steel sink with individual taps, wooden wall and base units with contrasting laminate working surfaces, boiler.

### **Downstairs W C**

Low level low flush WC, corner mounted wash hand basin, UPVC double glazed window to side, storage area.

### **First Floor Landing**

Staircase, large storage cupboard, radiator.

### **Bedroom 1**

15' 9" maximum x 17' 2" maximum ( 4.80m maximum x 5.23m maximum )  
UPVC double glazed bay window to front, radiator, coved cornicing, bespoke built in wardrobes.

### **Walk In Wet Room**

Sink, tiled flooring, electric shower, extractor fan.

### **Bedroom 2**

12' 2" maximum x 15' 7" maximum ( 3.71m maximum x 4.75m maximum )  
UPVC double glazed window to rear and side, coved cornicing, built in wardrobes,

### **Separate W C**

Low level low flush WC, UPVC double glazed window to side.

### **Family Bathroom**

Panelled bath, bespoke cupboards, shower, floor to ceiling wall tiles, vanity mounted hand wash basin, UPVC double glazed window to side, radiator.







### **Bedroom 3**

7' 8" x 8' 10" ( 2.34m x 2.69m )

UPVC double glazed window to side, radiator.

### **Bedroom 4**

19' 4" maximum x 11' 11" ( 5.89m maximum x 3.63m )

UPVC double glazed window to rear, radiator, hand wash basin with mixer taps.

### **Externally**

#### **Front**

Gated driveway with parking for 2 to 3 cars, gated access to footpath, paved for ease of management.

#### **Rear Garden**

Lawn area, pond, mature and well established borders, small outbuilding at the back of the garage for storage, personal garage door, gated access to the front.

### **Garage**



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## Elm Grove, Hartlepool

- 2 RECEPTION ROOMS
- EXPANSIVE KITCHEN WITH UTILITY
- GROUND FLOOR WC
- FRONT AND REAR GARDENS
- OFF STREET PARKING AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£230,000**



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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)**