



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

**welcome to**

## **Elm Grove, Hartlepool**

Traditionally built and beautifully presented, this impressive, five bedroom, detached home offers spacious accommodation arranged over three floors, making it the ideal choice for growing families seeking a property in a highly sought after location.

### **Entrance Hallway**

Wooden door to front, window to side, inner door leading to hallway.

### **Cloakroom**

Window to front, vanity wash hand basin, low level low flush wc, radiator.

### **Lounge**

15' x 19' 1" Max ( 4.57m x 5.82m Max )

French doors to rear , coved cornicing, fireplace with gas fire, three radiators.

### **Dining Room**

16' 9" Max x 11' 9" Max ( 5.11m Max x 3.58m Max )

Window to rear, door to rear, fireplace with gas fire, coved cornicing, shelving to alcoves, radiator.

### **Kitchen/ Diner**

18' 3" x 13' 9" ( 5.56m x 4.19m )

Two windows to front, fitted with a range of wall and base units with contrasting working surfaces, central island, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated microwave and dishwasher, double oven, hob and extractor hood, radiator, coved cornicing.

### **Utility Room**

7' 4" x 2' 9" ( 2.24m x 0.84m )

Plumbing and recess for washing machine, shelving.

### **Galleried Landing**

Window to front, radiator, coved cornicing.

### **Bedroom 1**

16' 9" x 11' 10" Into bay, including robes ( 5.11m x 3.61m

Into bay, including robes )

Bay window to front, fitted wardrobes and overhead storage, radiator.

### **Bedroom 2**

15' x 9' 8" Max ( 4.57m x 2.95m Max )

Window to rear, fitted wardrobes, coved cornicing, picture rail, radiator.

### **Shower Room**

Window to side, shower cubicle, wall mounted wash hand basin.

### **Bedroom 3**

14' 6" x 10' ( 4.42m x 3.05m )

Window to front, coved cornicing, radiator.

### **Second Floor**

#### **Landing**

Window to front,

#### **Bedroom 4**

15' 10" Max x 12' 1" Max ( 4.83m Max x 3.68m Max )

Dormer window to rear, radiator.

#### **Bedroom 5**

14' 1" Max x 13' 8" Max ( 4.29m Max x 4.17m Max )

Dormer window to side, storage cupboard, radiator.



## Externally



### Front Garden

Driveway, low maintenance enclosed garden surrounded by mature borders.

### Rear Garden

A well established and well stocked south facing garden, mature and attractive with a well maintained large lawn.



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## Elm Grove, Hartlepool

- 2 RECEPTION ROOMS
- STYLISH KITCHEN/DINER WITH UTILITY
- GUEST WC
- SOUTH FACING REAR GARDEN
- EARLY VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£425,000**



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](http://www.focalagent.com)

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