



54 Granville Avenue

, Hartlepool, TS26 8NB

Offers Over £320,000



Igomove take pride in presenting to the market this fabulous four bedroom semi detached residence with large loft room, boasting many desirable attributes this fabulous period property also offers; superb lounge, excellent sitting room, delightful breakfast room, open concept kitchen diner, immaculate family bathroom, four spacious bedrooms (master with en suite facilities), plus capacious loft room, West facing rear garden, one car driveway, garage, sash windows double glazing, gas central heating, under floor heating, fitted blinds, impeccable decor, roof re tiled in 2008 with Welsh slate, freehold.



Attractive period double bay facade, walled low maintenance garden, driveway to garage, front door with portico into porch entry with original period tiled floor, etched glass door.

Inviting entrance hallway with stairs to the first floor accommodation and under stairs fitted storage cupboard, beautiful wooden flooring, dado rail, lincrusta effect wallpaper, tasteful decor.

Generously proportioned lounge with bay window to the front elevation, deep coving, picture rail, stylish decor and feature fireplace with real cast fire.

Stylish sitting room with bay window to the side elevation and feature fireplace with coal effect gas fire, superb decor, picture rail, half glazed door.

Open concept kitchen diner fitted with a selection of shaker style larder, wall, base, and drawer cabinetry, cabinet lighting, complimentary solid granite surfaces, space for range cooker, subway tiled backsplash, integrated extractor, space for dishwasher, integrated fridge freezer, butler's sink with chrome mixer tap, plumbing for washing machine, brick fireplace with wooden mantle and gas fire, flagstone flooring, recessed spotlights, delightful decor, under floor heating, ample dining space.

Delightful breakfast room with windows to the side elevation and doors which open to the rear garden, flagstone floor, recessed spotlights, pristine decor.

To the first floor landing, there is a generous fitted storage cupboard, tasteful decor.

Master bedroom located to the front of the property featuring a bay window, stunning original period fireplace, immaculate decor, fitted wardrobes and with access to;

Ensuite shower room comprising oversized shower enclosure, concealed cistern WC and vanity wash basin with gorgeous tiling.

Bedroom two is a dual aspect double beautifully presented, stunning fireplace.

Bedroom three is a further double room with bay window to the side elevation and fitted storage, stylishly appointed with beautiful period cast fireplace.

Bedroom four is a generous single located to the front of the property, pristine decor.

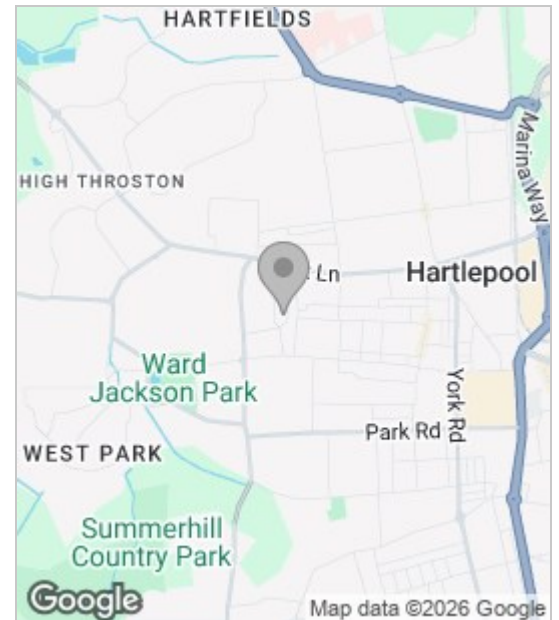
The fabulous, newly fitted, large bathroom comprises freestanding bath, wall mounted mixer shower taps, concealed cistern WC and wall mounted wash basin, mirror, black fixtures, black heated towel radiator, with stunning tiling to walls and floor.

To the second floor there is a large loft conversion with impeccable decor, vaulted ceiling, recessed spotlights, eaves storage and Velux window.

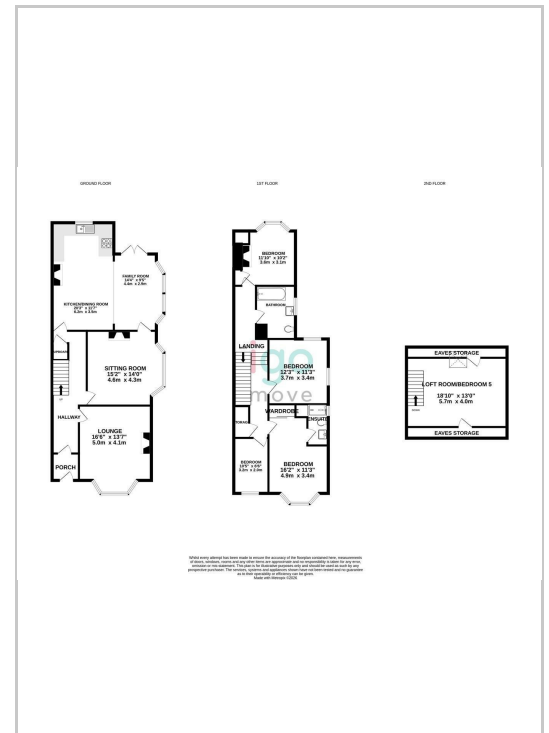
To the rear, there is a generous well stocked Westerly aspect lawned garden with patio area.

This extended, impeccably presented period property can be viewed by contacting Igomove at your first opportunity, it most certainly will impress.

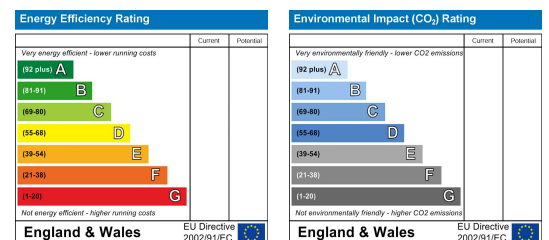
Area Map



Floor Plan



Energy Efficiency Graph



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