



**Kinross Grove, Hartlepool TS25 3NN**

**welcome to**

## **Kinross Grove, Hartlepool**

An excellent opportunity for a first-time buyer or young family to acquire this spacious three-bedroom end-terrace home, occupying a generous plot with gardens to the front, side and rear.

### **Entrance Hall**

UPVC double glazed door to front, staircase to first floor.

### **Lounge**

21' 3" x 12' 5" Max ( 6.48m x 3.78m Max )  
Coved cornicing, radiator, patio doors to the rear, window to front.

### **Kitchen**

Wall and base units with contrasting working surfaces and co ordinating splashback, stainless steel sink/ drainer unit with mixer tap, recess for cooker, recess for washing machine, breakfast bar, cupboard housing boiler, understairs storage cupboard, radiator, french doors to rear, window to rear.

### **Landing**

Loft hatch access.

### **Bedroom 1**

Window to front, wardrobes, storage cupboard, radiator.

### **Bedroom 2**

Window to front and side, coved cornicing, radiator.

### **Bedroom 3**

Window to rear, storage cupboard, wardrobes, radiator.

### **Bathroom**

Bath, vanity wash hand basin, window to rear, radiator.

### **Separate Wc**

Window to rear.

### **Front Garden**

Wrap around gardens to front, side and rear.

### **Parking**

On street.





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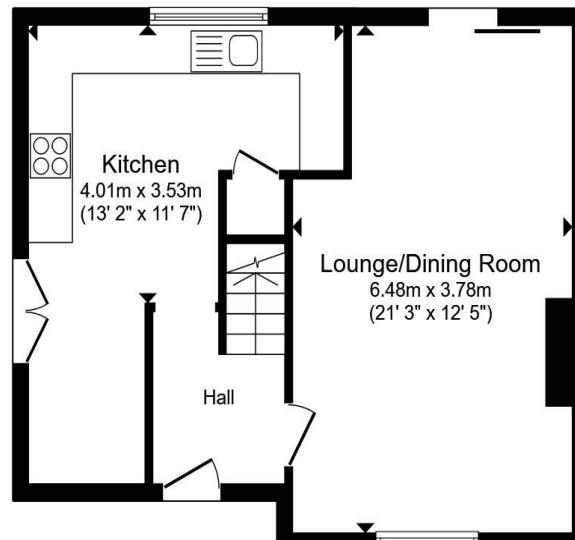
## Kinross Grove, Hartlepool

- SPACIOUS KITCHEN/ DINER
- WRAP AROUND GARDENS
- THREE WELL SIZED BEDROOMS
- WELL LAID OUT INTERIOR
- SEPERATE WC

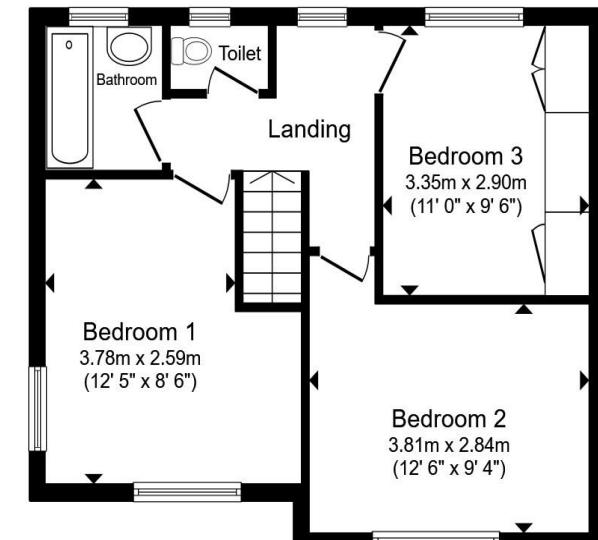
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£95,000**



Ground Floor



First Floor

Total floor area 88.7 m<sup>2</sup> (955 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:  
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