



**Gibson Grove, King Oswy, TS24 9RA**  
**4 Bed - House - End Terrace**  
**Offers In Excess Of £99,999**

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# Gibson Grove

## King Oswy, TS24 9RA

**\*\* NO CHAIN INVOLVED \*\* RARELY AVAILABLE ON THE OPEN MARKET FOR SALE \*\***  
**EARLY VIEWING COMES HIGHLY RECOMMENDED \*\*** A deceptively spacious four bedroom end terraced house which benefits from gardens to three sides. Gibson Grove runs between King Oswy Drive and Miller Crescent in this highly sought after residential area. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance porch, entrance vestibule with staircase to first floor, spacious through lounge with feature fireplace and French doors leading to the rear garden, separate dining room with an opening leading to the fitted kitchen which has white units, this in turn leads to a rear lobby and a useful cloakroom/WC which has a modern white suite. To the first floor are four good sized bedrooms and a bathroom/WC which is fitted with a white suite. Externally are well cared for gardens to three sides, with the side and rear gardens enjoying a sunny aspect. Fitted carpets are included in the asking price.











## GROUND FLOOR

### **uPVC DOUBLE GLAZED ENTRANCE PORCH**

uPVC double glazed entrance door.

### **ENTRANCE VESTIBULE**

Staircase to first floor.

### **THROUGH LOUNGE**

23'2 x 11'10 into alcove, narrowing to 6'10 (7.06m x 3.61m into alcove, narrowing to 2.08m)

Yorkshire stone fireplace with polished wood mantle, matching display plinths to either side, flicker flame electric fire, uPVC double glazed French doors to rear garden.

### **DINING ROOM (front)**

10'9 x 7'9 overall (3.28m x 2.36m overall)

Opening to:

### **FITTED KITCHEN**

11'8 x 11'1 narrowing to 7'8 approx (3.56m x 3.38m narrowing to 2.34m approx)

Fitted with an excellent range of white base, wall and drawer units with black 'granite' style working surfaces incorporating single drainer stainless steel sink unit with mixer tap, space for appliances with gas cooker point, tiling to splashback, under stairs storage cupboard.

### **REAR LOBBY**

uPVC double glazed door to rear garden.

### **MODERN CLOAKROOM/WC**

Fitted with a two piece white suite comprising: 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, 'mosaic' effect tiling to part walls.

## FIRST FLOOR

### **LANDING**

Hatch to loft space.

### **BEDROOM 1 (front)**

12'1 x 12'1 overall (3.68m x 3.68m overall)

Built-in storage cupboard housing wall mounted Baxi gas combination boiler.

### **BEDROOM 2 (front)**

12'1 x 7'11 plus 3'8 x 5'2 overall (3.68m x 2.41m plus 1.12m x 1.57m overall)

### **BEDROOM 3 (rear)**

10'8 x 7'1 overall (3.25m x 2.16m overall)

### **BEDROOM 4 (rear)**

10'8 x 9'5 max dimensions (3.25m x 2.87m max dimensions)

### **FAMILY BATHROOM/WC**

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, attractive tiling to walls.

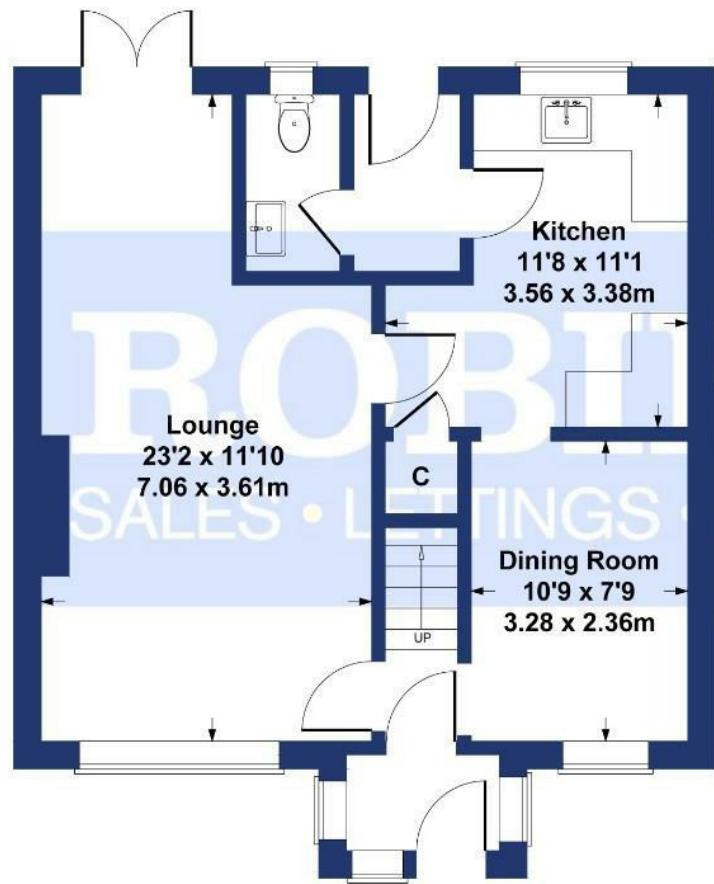
### **OUTSIDE**

The property has the benefit of gardens to three sides. The front garden is set to a flower bed which contains a variety of shrubs and flora. The side and rear gardens are laid to lawn with well stocked flower borders, patio area, external brick store. The gardens enjoy a sunny aspect, with the rear garden enjoying a fair degree of privacy.

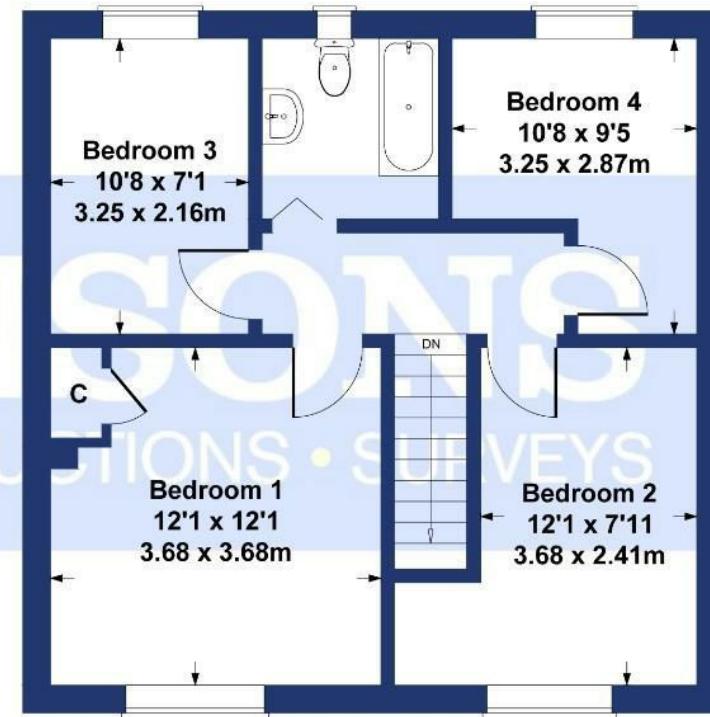
# Gibson Grove Hartlepool

Approximate Gross Internal Area

1095 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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