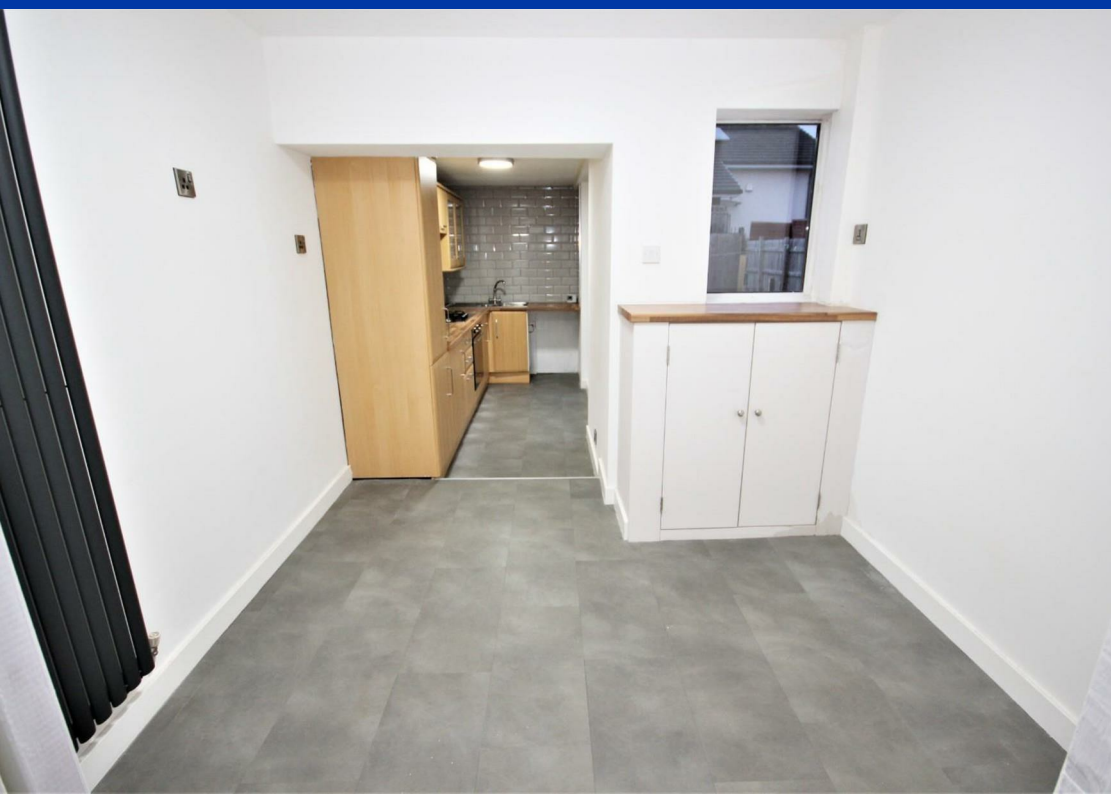




Larch Grove, TS24 8JN
3 Bed - House - Mid Terrace
£67,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



Larch Grove, TS24 8JN

**** A MODERNISED PROPERTY ** INTERNAL VIEWING COMES HIGHLY RECOMMENDED **** A well presented three bedroom mid terraced house which is offered for sale with NO UPPER CHAIN. The property has a pedestrianised area to the front which makes this ideal for young families, etc. and has a private rear garden which enjoys a westerly aspect. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance hall, spacious through lounge with wall mounted flicker flame electric fire, dining area which leads to a well fitted kitchen having 'beech' style units and includes a built-in oven, hob and extractor fan. Located to the first floor are three bedrooms, the master bedroom being of a generous size, and to complete the accommodation is a family bathroom/WC which is fitted with a white suite and has modern grey PVC panelling to walls. Externally are low maintenance gardens to front and rear. Newly fitted carpets are included in the asking price.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door, staircase to first floor, under stairs storage cupboard.

THROUGH LOUNGE

20'11 x 12'4 narrowing to 8'8 overall (6.38m x 3.76m narrowing to 2.64m overall)

Dual aspect windows creating a light and airy room, wall mounted flicker flame electric fire.

DINING AREA

8'5 x 9'1 overall (2.57m x 2.77m overall)

Built-in cupboard housing wall mounted gas combination boiler, opening to:

IMPRESSIVE KITCHEN

13'5 x 5'2 overall (4.09m x 1.57m overall)

Well fitted with 'beech' style base, wall and drawer units with 'butchers block' style working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel five ring gas hob with built-in stainless steel electric oven below, canopy housing illuminated extractor fan above, plumbing for automatic washing machine, grey 'brick' style tiling to splashback, French doors to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

9'11 x 12'9 max dimensions (3.02m x 3.89m max dimensions)

BEDROOM 2 (rear)

10'9 x 10'4 overall (3.28m x 3.15m overall)

Built-in storage cupboard with hanging rail.

BEDROOM 3 (front)

7' x 6'4 plus 4' x 3'3 overall (2.13m x 1.93m plus 1.22m x 0.99m overall)

MODERN BATHROOM/WC

5'5 x 7'8 overall (1.65m x 2.34m overall)

Fitted with a three piece white suite comprising: panelled bath with electric shower fitting over and fitted shower screen, 'vanity' style sink unit with white 'gloss' style storage cupboard below, close coupled WC, grey PVC panelling to walls, white PVC panelling to ceiling.

OUTSIDE

The property benefits from low maintenance gardens to front and rear. The front garden is enclosed by a brick boundary wall and is laid mainly to lawn. The enclosed rear garden enjoys a high degree of privacy as it is not directly overlooked and enjoys a westerly aspect. It has a pebbled and lawned area with gated access to side.

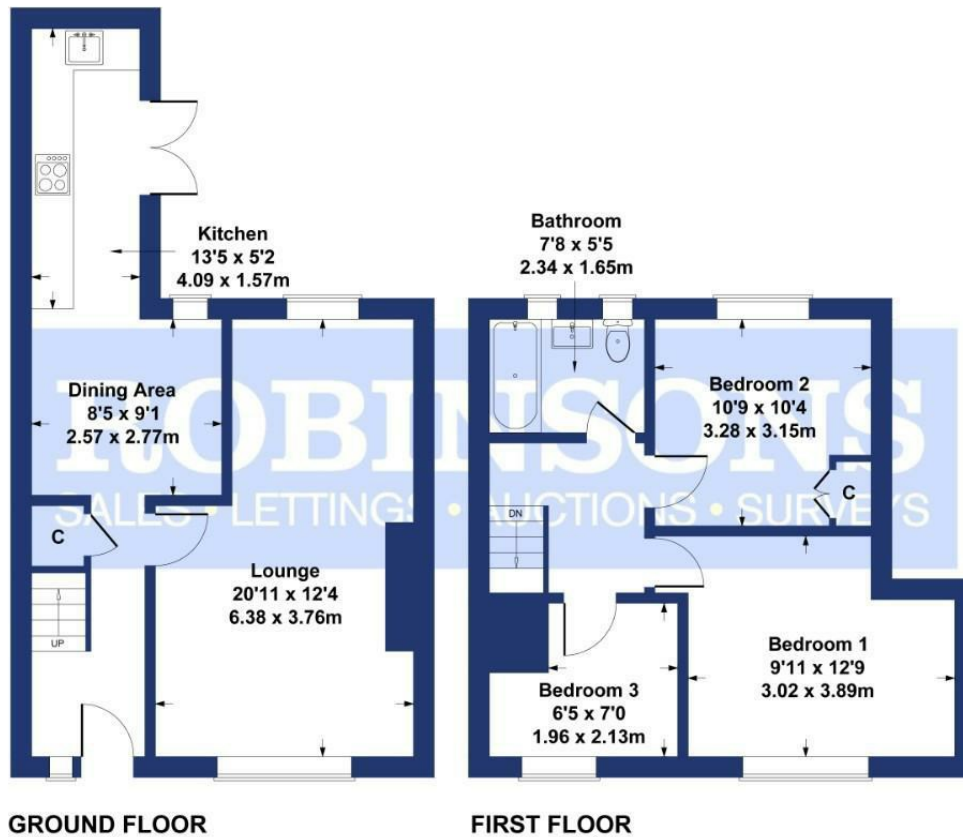
NB

A shared passageway gives access to the rear of the property.



Larch Grove Hartlepool

Approximate Gross Internal Area
865 sq ft - 80 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85 (81-91) A	85	Very environmentally friendly - lower CO ₂ emissions 85 (81-91) A	
(61-80) B		(81-91) B	
(41-60) C		(61-80) C	
(21-40) D		(41-60) D	
(11-20) E		(21-40) E	
(1-10) F		(1-20) F	
Not energy efficient - higher running costs 67		Not environmentally friendly - higher CO ₂ emissions 67	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to