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Grantham Avenue, TS26 9QT
3 Bed - House - Semi-Detached
Offers In The Region Of £181,000

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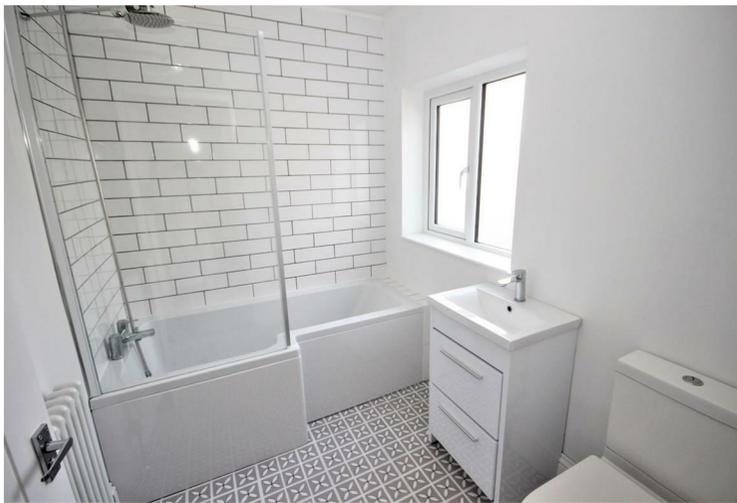
**** PART EXCHANGE CONSIDERED ** NO CHAIN INVOLVED ** NEWLY REFURBISHED ** MUST BE VIEWED TO BE FULLY APPRECIATED **** An outstanding three bedroom semi detached house which enjoys a south facing rear garden. This traditional style semi has a clever blend of some period features including some beautiful stained glass, with modern features including a newly fitted kitchen and bathroom fittings. Other features include newly fitted central heating via a combination boiler and has a new roof and we understand that the home has been rewired. It also has uPVC double glazing. This good sized property briefly comprises: entrance hall with original staircase to first floor, newly fitted cloakroom/WC, generous sized lounge with curved bay window and feature fireplace, good sized dining room which leads to the sunny conservatory and via a walkway leads to the impressive kitchen which has been fitted with light grey 'shaker' style units and includes a built-in oven, hob and extractor, plus an integrated fridge with freezer below. Located to the first floor are three bedrooms, the master bedroom having a large bay window giving plenty of natural light, plus an impressive bathroom/WC which has been refitted with a white suite having a 'P' shaped bath which has a fitted shower attachment. Externally are well established and well cared for gardens to front and rear, the latter enjoying a southerly aspect. A long block paved driveway provides off street car parking and leads to the garage. The home has also had all its internal walls replastered and neutrally painted with silver carpets and laminate flooring fitted.











ENTRANCE HALL

Entrance door, original stained glass to side screens and fanlight above, staircase to first floor with original balustrading and newel post, under stairs storage cupboard.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner pedestal wash hand basin with tiling to splashback, close coupled WC.

LOUNGE (front) 13'11 into bay x 11'11 into alcove, overall (4.24m into bay x 3.63m into alcove, overall)

Large curved bay window creating a light and airy room, 'traditional' style fire surround with flicker flame electric fire.

DINING ROOM (rear) 13'9 x 12' into alcove, overall (4.19m x 3.66m into alcove, overall)

Walkway to kitchen, opening to:

CONSERVATORY 5'3 x 9'5 overall (1.60m x 2.87m overall)

Dwarf brick wall construction, French doors to rear garden.

NEWLY FITTED KITCHEN 15'10 x 5'9 overall (4.83m x 1.75m overall)

Well fitted with light grey 'shaker' style base, wall and drawer units with 'marble' effect working surfaces with matching splashback incorporating inset Franke single drainer sink unit with mixer tap, touch operated four ring electric hob with built-in stainless steel electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy with glass top housing illuminated extractor fan above, integrated fridge with freezer below, two windows giving plenty of natural light, uPVC double glazed door to rear garden.

FIRST FLOOR: LANDING

Window with attractive stained glass and secondary glazing, built-in storage cupboard.

BEDROOM 1 (front) 14'4 into bay x 11'11 into alcove, overall (4.37m into bay x 3.63m into alcove, overall)

Large curved bay window giving plenty of natural light.

BEDROOM 2 (rear) 13'4 x 11'11 into alcove, overall (4.06m x 3.63m into alcove, overall)

Built-in storage cupboard.

BEDROOM 3 (front) 7'3 x 5'11 overall (2.21m x 1.80m overall)

NEWLY FITTED BATHROOM/WC 7'9 x 5'10 overall (2.36m x 1.78m overall)

Fitted with a three piece white suite comprising: 'P' shaped panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with mixer tap, white 'gloss' style drawers below, close coupled WC, impressive 'brick' style tiling to splashback, retro tiling to floor, hatch to loft space which houses a Potterton gas combination boiler.

OUTSIDE

The property has well established gardens to front and rear. The front garden is enclosed by a brick boundary wall and has a lawned area with well stocked flower borders. A long block paved driveway leads to the single garage. The good sized rear garden enjoys a westerly aspect which should be a suntrap in the summer months. It has a curved lawn with well stocked flower borders containing a wide variety of shrubs and flora, gated access to side.

ATTACHED SINGLE GARAGE

Up and over door.

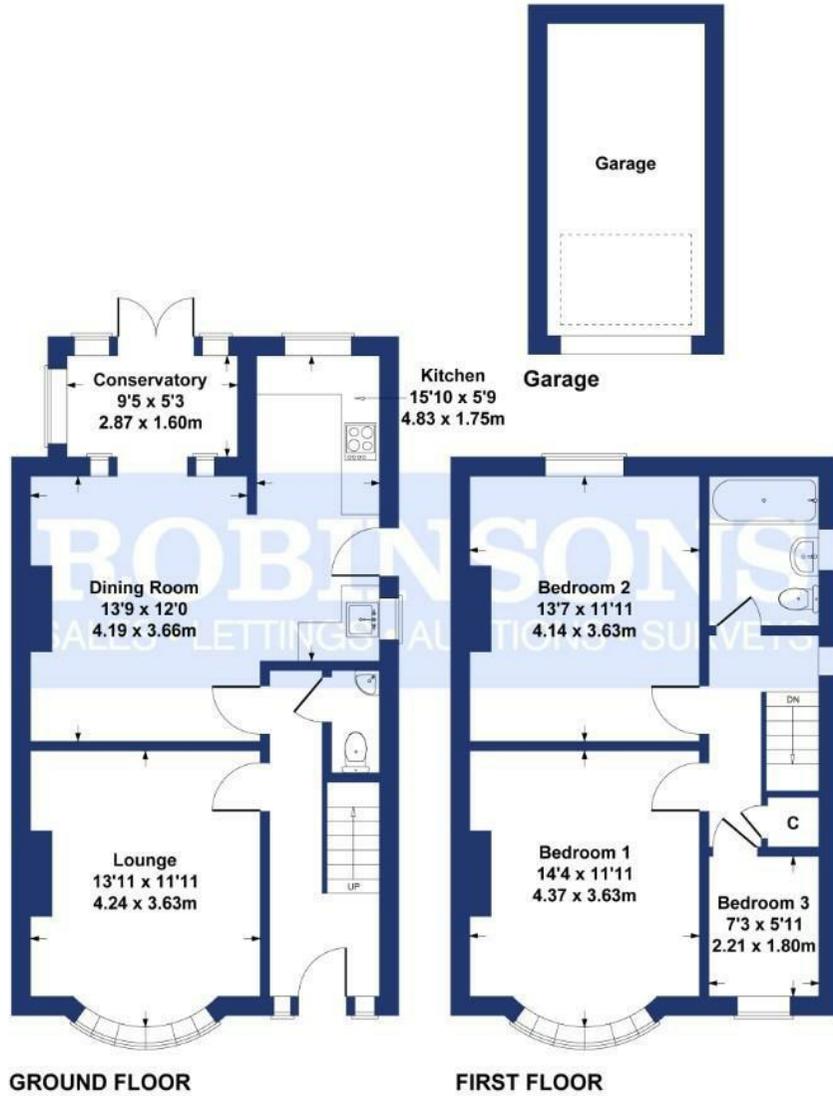
NB

A residents parking scheme is in operation.



Grantham Avenue Hartlepool

Approximate Gross Internal Area
1103 sq ft - 102 sq m



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		62	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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