



The Grove, TS26 9NE
3 Bed - House - Detached
Offers In The Region Of £255,000

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The Grove TS26 9NE

**** PART EXCHANGE CONSIDERED ** EXTENSIVELY RENOVATED WITH NO EXPENSE SPARED ** VIEWING IS ESSENTIAL **** A stunning three bedroom detached house which is beautifully appointed throughout. It is located in a prestigious residential area, with The Grove often being referred to as one of the most exclusive addresses in Hartlepool. It forms part of a conservation area and has excellent local amenities close by. This unique home has many beautiful features and has been extended to create a delightful family home. Features include gas central heating via a combination boiler, uPVC double glazing and has a burglar alarm system. The floor plan briefly comprises: inviting entrance hall, impressive cloakroom/WC which has been fitted with a modern white suite, spacious lounge and separate dining room which are separated by a large feature archway, the lounge having an expensive fire surround and the dining room having French doors leading to the rear garden. The 'L' shaped kitchen has been extended and comes with a quality range of white 'gloss' style units and includes a variety of built-in appliances, it has bi-folding doors leading to the rear garden. Located to the first floor are three bedrooms, the master bedroom having a stunning wet room/WC which has expensive tiling, plus a sumptuous bathroom/WC which has also been re-fitted with a quality white suite. Externally are beautifully landscaped gardens to front and rear which are easy to maintain, the latter providing a high degree of privacy. A double width block paved driveway provides off street car parking. The property also has a good sized single garage which has a remote controlled roller shutter door. Fitted carpets and blinds are included in the asking price. Internal viewing is a must to fully appreciate this utterly adorable family home.











STORM PORCH

With electric light fitting.

INVITING ENTRANCE HALL 6'10 x 12'4 overall (2.08m x 3.76m overall)

Solid wood entrance door, turned staircase to first floor with spindle balustrading and newel post having a feature corner uPVC double glazed window, uPVC double glazed opaque window to side, double radiator, large porcelain tiling to floor, impressive high ceiling.

IMPRESSIVE CLOAKROOM/WC

Fitted with a two piece modern white suite comprising: 'floating' style wall mounted wash hand basin with chrome mixer tap and pop-up waste, close coupled WC with soft closing lid, large porcelain tiling to floor, under stairs storage cupboard, single inset spotlights to ceiling.

SPACIOUS LOUNGE (front) 15'3 into bay x 14' overall (4.65m into bay x 4.27m overall)

Currently used as a dining room with expensive bespoke fire surround with cast iron and tiled interior, tiled hearth, living flame gas fire, uPVC double glazed bay window, double radiator, single inset spotlights and coving to ceiling, large archway to:

SECOND SITTING/DINING ROOM 11'10 x 13'10 overall (3.61m x 4.22m overall)

Double radiator, single inset spotlights and coving to ceiling, uPVC double glazed French doors to rear garden.

OUTSTANDING 'L' SHAPED KITCHEN 7'11 x 12'5 plus 10' x 9'11 overall (2.41m x 3.78m plus 3.05m x 3.02m overall)

Fitted with a quality range of white 'gloss' style units with chrome rod handles, solid wood working surfaces with Belfast sink unit with mixer tap, built-in ceramic hob with stainless steel 'chimney' style canopy housing illuminated re-circulating fan above, built-in stainless steel electric oven to side with built-in stainless steel microwave oven above, integrated dishwasher, integrated washer/dryer, integrated fridge and separate freezer, large porcelain tiling to floor, two uPVC double glazed windows giving plenty of natural light, single inset spotlights to ceiling, double radiator, uPVC double glazed door to side access, bi-folding double glazed doors to rear garden.

FIRST FLOOR: LANDING

uPVC double glazed opaque window to half landing, single inset spotlights to ceiling.

BEDROOM 1 (front) 15'2 into bay x 13'11 max dimensions (4.62m into bay x 4.24m max dimensions)

uPVC double glazed bay window, double radiator, single inset spotlights and coving to ceiling.

STUNNING WET ROOM/WC 5'10 x 5'8 max dimensions (1.78m x 1.73m max dimensions)

Shower area with overhead mains shower fitting and separate handheld fitting, glass 'bowl' style sink unit with chrome pillar mixer tap set on a matching vanity unit with towel rail below, close coupled WC, expensive tiling with mosaic detail to walls and floor, PVC panelling to ceiling with single inset spotlights.

BEDROOM 2 (rear) 11'11 x 7'1 plus door recess, overall (3.63m x 2.16m plus door recess, overall)

uPVC double glazed window, single radiator, single inset spotlights and coving to ceiling.

BEDROOM 3 (rear) 8'1 x 7'1 overall (2.46m x 2.16m overall)

uPVC double glazed window, single radiator, single inset spotlights and coving to ceiling, replacement loft hatch to boarded loft area accessed via a loft ladder with electric light fitting.

SUMPTUOUS BATHROOM/WC 7'11 x 5'10 overall (2.41m x 1.78m overall)

Re-fitted with a quality white suite comprising: large 'tub' style panelled bath with centre mixer tap and separate handheld shower fitting, 'floating' style wall mounted wash hand basin with mixer tap and pop-up waste, close coupled WC with soft closing lid, large fitted mirror to wall, large porcelain tiling to floor, uPVC double glazed opaque window, chrome heated towel radiator, extractor fan.

OUTSIDE

The front garden is enclosed by a brick boundary wall and has a lawned area with shrubs, flora and specimen tree. A large block paved driveway provides off street car parking for two cars approximately, with the block paved area being extended down the side of the property. The enclosed rear garden provides a high degree of privacy and has been attractively landscaped with a block paved area and walkway, external brick store, electric lighting.

SINGLE GARAGE 14'2 x 10'11 overall (4.32m x 3.33m overall)

Will accommodate an average/small car with remote controlled roller shutter door, wall mounted Glow-worm gas combination boiler, personal door to garden, power points and electric light fitting.

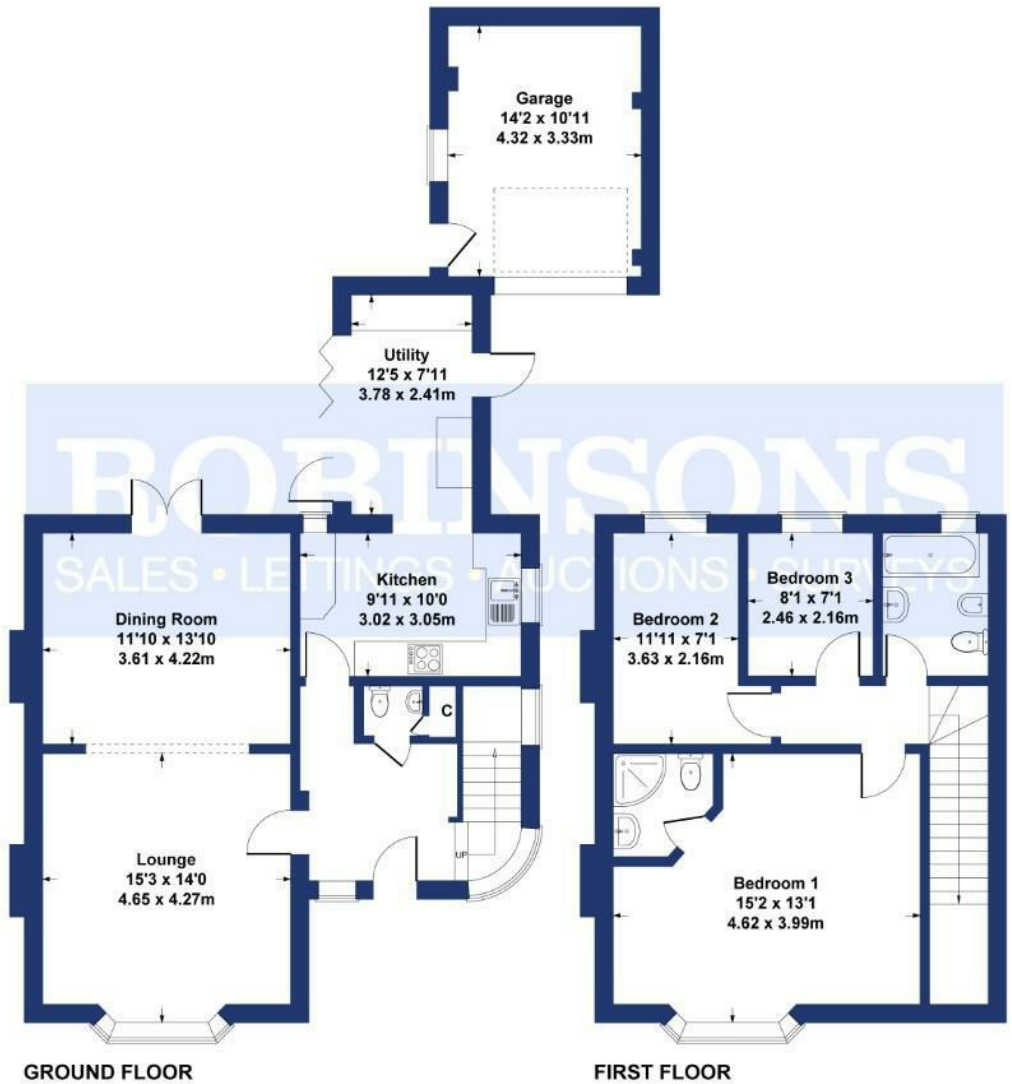
NB

A right of way exists over the neighbour's property to give access to the detached garage.



The Grove Hartlepool

Approximate Gross Internal Area
1447 sq ft - 134 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. 2019



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A		Very environmentally friendly - lower CO ₂ emissions 81-89 A	
81-91 B		70-79 B	
69-80 C		59-69 C	
55-68 D		49-58 D	
49-54 E		39-48 E	
31-48 F		29-38 F	
1-30 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 55 (Current), 72 (Potential)

Environmental Impact (CO₂) Rating: 50 (Current), 68 (Potential)

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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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