



The Grove, Hartlepool, TS26 9NE

welcome to

The Grove, Hartlepool

Occupying an enviable position on one of the area's most sought-after tree-lined groves, this beautifully renovated four-bedroom semi-detached home combines timeless character with contemporary family living. Boasting an attractive black-and-white façade, the spacious accommodation.

Agents Note

Disclaimer:- under the terms of the Estate Agents Act 1979 (Section 21), please note that the vendor of this property is an employee of the Connells Group.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Vestibule

Entered via composite double glazed door with window panels either side of the door, half wood panelled wall, feature quarry tiles, wooden single glazed door leading into a grand entrance hallway.

Entrance Hallway

Feature lincrusta wall panelled, delph rack, coved cornicing, understairs storage cupboard, laminate flooring, stairs leading to first floor, radiator, door leading to lounge, dining room and kitchen.

Dining Room

UPVC double glazed bay window to front, radiator, coved cornicing.

Lounge

UPVC double glazed french doors leading to rear garden with window panels surrounding which is a full floor to ceiling wall to wall feature, attractive cast iron fire surround with a tiled hearth brick chamber and a cast iron multi fuel stove, coved cornicing, radiator.

Kitchen

Bright and airy, UPVC double glazed window to side, UPVC double glazed French doors to rear with window panel surrounding, LVT flooring, space for seating, spotlights to ceiling, beautiful range of dove grey shaker style wall and base units with complementing quartz working surfaces and white subway tiled splashback, large breakfasting island in slate grey with quartz working surface plus feature downlights over the island, the island has a Belfast style sink with swan neck mixer tap, plumbing and recess for integrated dishwasher, plumbing and recess for integrated washing machine, wine fridge, integrated electric microwave, space for Rangemaster cooker with double oven and grill, 5 ring gas hob with feature tiled surround plus extractor over with wood mantle, space for American style fridge freezer, wall mounted anthracite grey vertical radiator.

Quarter Landing

Gives access to a downstairs WC.

Downstairs W C

Laminate flooring, UPVC double glazed window to front, radiator, Burlington wash hand basin with mixer tap, Burlington low level low flush WC.

First Floor Landing

Feature stained glass window to side, coved cornicing, radiator, dado rail, loft hatch access with pull down Slingsby ladder.

Bedroom 1

UPVC double glazed window to front, radiator, original built in storage cupboard, further built in storage cupboard, coved cornicing, feature cast iron fire with a wooden surround.





Bedroom 2

UPVC double glazed bay window to rear, radiator, coved cornicing, 2 door built in storage cupboard, feature tiled fire and hearth.

Bedroom 3

UPVC double glazed bow window to rear, radiator, wall mounted anthracite grey vertical radiator.

Bedroom 4

UPVC double glazed window to front, radiator, spotlights to ceiling.

Sumptuous Family Bathroom

2 UPVC double glazed windows to side, 2 gold wall mounted heated radiators, freestanding bath with mixer tap, low level low flush WC, large walk in shower with rainfall shower head and handheld attachment, wall niche in the shower, further wall niche, spotlights to ceiling, His and Hers wash hand basins with mixer taps, 2 LED heated mirrors.

Externally

Front

Wall and fenced enclosed, double wrought iron gates that give access to the driveway and the garage, feature stone walling, lawned garden with mature planted borders, crazy paving section.

Rear Garden

Fantastic size, sunny west facing, not directly overlooked from the rear, predominately laid to lawn, childrens play frame with swings, slide, monkey bars and playhouse with balcony, retaining wall with stonebed section, crazy paved section, mature planting to the borders, access to the front of the property via a wooden gate, outside toilet, outdoor brick built outhouse with wooden door which houses the tumble dryer as has power and lighting, double doors that give access to a workshop, access to the garage.

Garage

Remote control roller shutter door, power, lighting.



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welcome to

The Grove, Hartlepool

- WEST FACING REAR GARDEN
- GARAGE, WORKSHOP, UTILITY AND OUTSIDE WC
- SOUGHT AFTER LOCATION
- TRADITIONAL FEATURES
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£425,000



Total floor area 213.3 m² (2,296 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



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Property Ref:
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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells


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