

## THE GROVE, HARTLEPOOL, TS26 9LZ



- ▲ Having Been the Subject of a Flawless & Very Skilful Program of Improvement & Refinement Work Recently
- ▲ Extended Three Double Bedroom Semi Detached Property
- ▲ Very Desirable Road in Hartlepool
- ▲ Stunning Open Plan Kitchen/Dining/Living Area

- ▲ Block Paved Driveway & 18ft x 13 ft Integrated Garage
- ▲ Two Fabulous Bath/Shower Rooms
- ▲ Front Lounge, Utility Room & Downstairs WC
- ▲ Over 1,600 Sq. Ft of Living Accommodation

**£325,000**

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Substantially larger than its outward appearance would have you believe, this hugely impressive three double bedroom semi has undergone extensive extending, remodelling, and refurbishment over recent years to provide imaginative well planned and superbly presented accommodation.

Comprising lobby, entrance hall with cloakroom/WC, bay fronted lounge, utility room with access into the integrated garage, office/study, fabulous open plan kitchen/dining/living area with log burning stove and a range of stunning modern kitchen units on the ground floor. The first floor has three generous double bedrooms (bedroom one with en-suite) and family bathroom with modern suite. Outside there is a garden to the front, block paved driveway leading to the extended garage with electric roller door and a rear garden with well-placed patio areas.

Stacks of other features include gas central heating with wall mounted boiler and Megaflo system, UPVC double glazing, oak internal doors, boarded loft with wooden dropdown ladder and alarm system.

## **GROUND FLOOR**

**ENTRANCE LOBBY** - Composite entrance door with glass inlay and under stairs storage cupboard.

**HALL** - Oak entrance door with glass inlay, storage cupboard, oak flooring, thermostat heating control and staircase to the first floor with oak banister and glass inlay.

**CLOAKROOM/WC** - Fitted with a white modern two-piece suite comprising vanity wash hand basin with mixer tap, WC, tiled flooring, storage cupboard under the stairs and electric extractor fan.

**FRONT LOUNGE** - 3.89m (12'9") into bay window x 3.6m (11'10") (max)  
With radiator and bay window.

**UTILITY ROOM** - Fitted with a range of white high gloss wall, drawer, and floor units with complementary granite work surface, stainless steel sink with mixer tap over, plumbing for washing machine and dryer, electric extractor fan, oak flooring, and internal door to the garage.

**TO VIEW:** Tel: 01642 955140

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## **OPEN PLAN KITCHEN/DINING/LIVING AREA - 6.65m (21'10") (max) x 7.54m (24'9") (max)**

The rear of the property has been extended to create a stunning family living area featuring a range of white high gloss wall, drawer, and floor units with under unit lighting and complementary granite work surface. Central island with inlay sink with granite drainer and mixer tap. Neff integrated electric oven, microwave and warming drawer, Neff four ring gas hob with electric extractor fan over, integrated fridge freezer, wine fridge and dishwasher. LED downlights and oak flooring. In the living area there is an inglenook fireplace with a multifuel burning stove and granite hearth, lantern roof window and two sets of UPVC French doors open to the garden.

## **OFFICE AREA - 2.64m x 2.67m (8'8" x 8'9")**

With radiator.

## **FIRST FLOOR**

**LANDING** - With storage cupboard and access to the boarded loft via sturdy dropdown ladder with power and light.

## **BEDROOM ONE - 4.55m x 3.56m (14'11" x 11'8")**

With radiator.

**EN-SUITE** - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower door and shower over, vanity wash hand basin, WC, chrome towel rail, fully tiled walls and floor, electric extractor fan and wall mounted mirror with light.

## **BEDROOM TWO - 4.7m (15'5") into alcove x 3.73m (12'3")**

With radiator and built-in wardrobe.

## **BEDROOM THREE - 4.1m (13'5") into bay window x 4.27m (14') into wardrobes**

With radiator, bay window and built-in wardrobes.

**BATHROOM** - Fitted with a modern three-piece suite comprising panelled bath with shower attachment, wash hand basin with mixer tap, WC, tiled walls and floor and chrome towel radiator.

## **EXTERNALLY**

**GARDENS** - To the front there is a lawned garden with Yorkshire stone boundary wall and a block paved driveway leading to an integrated garage. The rear garden has an Indian flagstone patio area, lawn, and outside tap.

## **GARAGE - 5.56m x 4.24m (18'3" x 13'11")**

With electric roller door, power supply, light, wall mounted gas boiler with Megaflow system and UPVC door to the rear garden.

**AGENTS REF:** - MH/LS/BIL230465/13112023

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**





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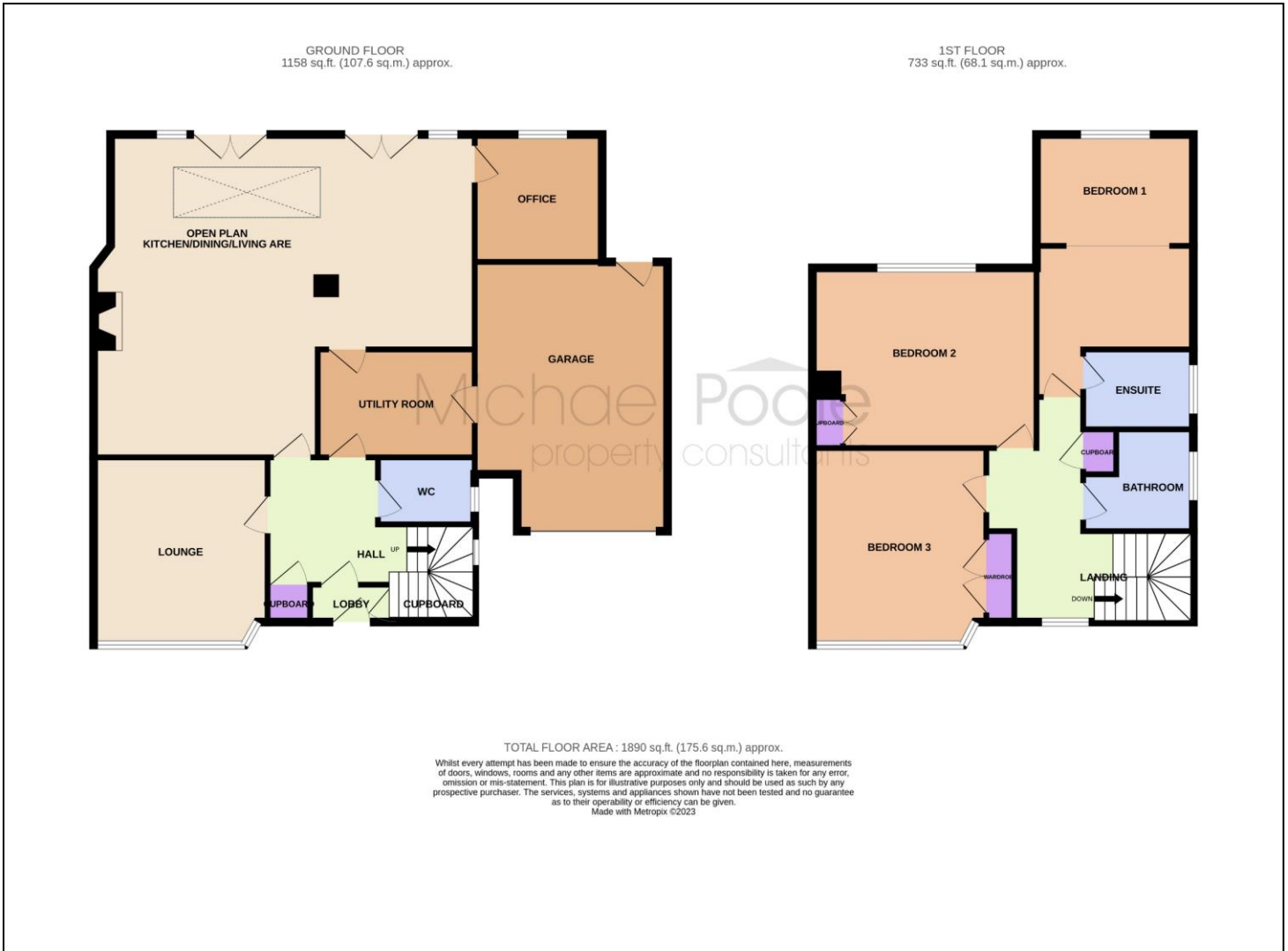
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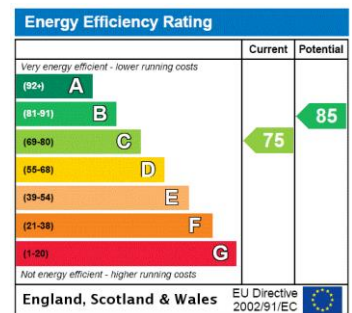


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