



\*\*\* NO CHAIN INVOLVED \*\*\* A pleasantly positioned TWO BEDROOM semi-detached bungalow on Thursby Grove in a popular part of the Fens Estate. An ideal purchase for those looking to downsize, with an internal viewing recommended to appreciate the potential on offer. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hall, generous lounge with feature fire surround and gas fire, kitchen/diner with space for free standing appliances, two good size bedrooms, the master with mirrored wardrobes, and modern shower room incorporating a three piece suite and chrome fittings. Externally, the property features a low maintenance front garden, with a long driveway to the side providing ample off street parking, whilst leading to the garage. The enclosed rear garden has lawn and pebbled areas, with a timber storage shed included. Thursby Grove is located off Spalding Road in a popular part of the Fens estate close to amenities and transport links. VIEWING RECOMMENDED.

**Thursby Grove, Hartlepool, TS25 2JT**  
**2 Bedroom - Bungalow - Semi Detached**  
**£154,950**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**





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### **ENTRANCE HALL**

Accessed via uPVC double glazed side entrance door, fitted carpet, dado rail, coving to ceiling, hatch to loft space, convector radiator with shelf above.

### **LOUNGE**

**16'10 x 11'5 (5.13m x 3.48m)**

Accessed via double glazed doors, uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, fitted carpet, dado rail, coving to ceiling, ceiling rose, convector radiator.

### **KITCHEN/DINER**

**11'9 x 9' (3.58m x 2.74m)**

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiling to splashback, recess for free standing electric cooker with extractor hood over, recess with plumbing for washing machine, further units to adjacent wall with recess for free standing fridge/freezer, modern laminate flooring, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, coving to ceiling, convector radiator.

### **BEDROOM ONE**

**12'10 x 11'5 (3.91m x 3.48m)**

A good sized master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, convector radiator.

### **BEDROOM TWO**

**9'1 x 9'1 (2.77m x 2.77m)**

uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, convector radiator.

### **SHOWER ROOM/WC**

**6'5 x 5'5 (1.96m x 1.65m)**

Fitted with a three piece white suite and chrome fittings comprising: corner shower cubicle with curved glass sliding door and chrome shower, with panelling to splashback, pedestal wash hand basin with dual taps, low level WC, tiling to further splashback areas, modern laminate flooring, uPVC double glazed window to the side aspect, coving to ceiling, chrome towel radiator.

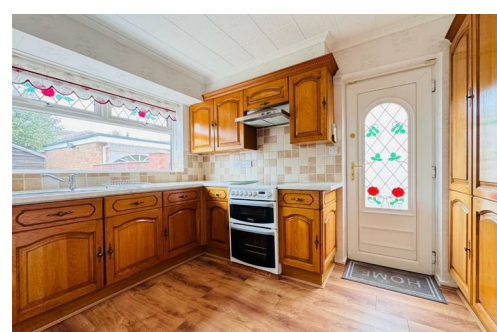
### **EXTERNALLY**

The property features a low maintenance pebbled front garden, with a long paved driveway allowing useful off street parking, whilst leading to the garage. The enclosed rear garden incorporates lawn, pebbled patio, fenced boundaries and timber storage shed.

### **GARAGE**

Accessed via an up and over door to the front.

**NB**





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Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

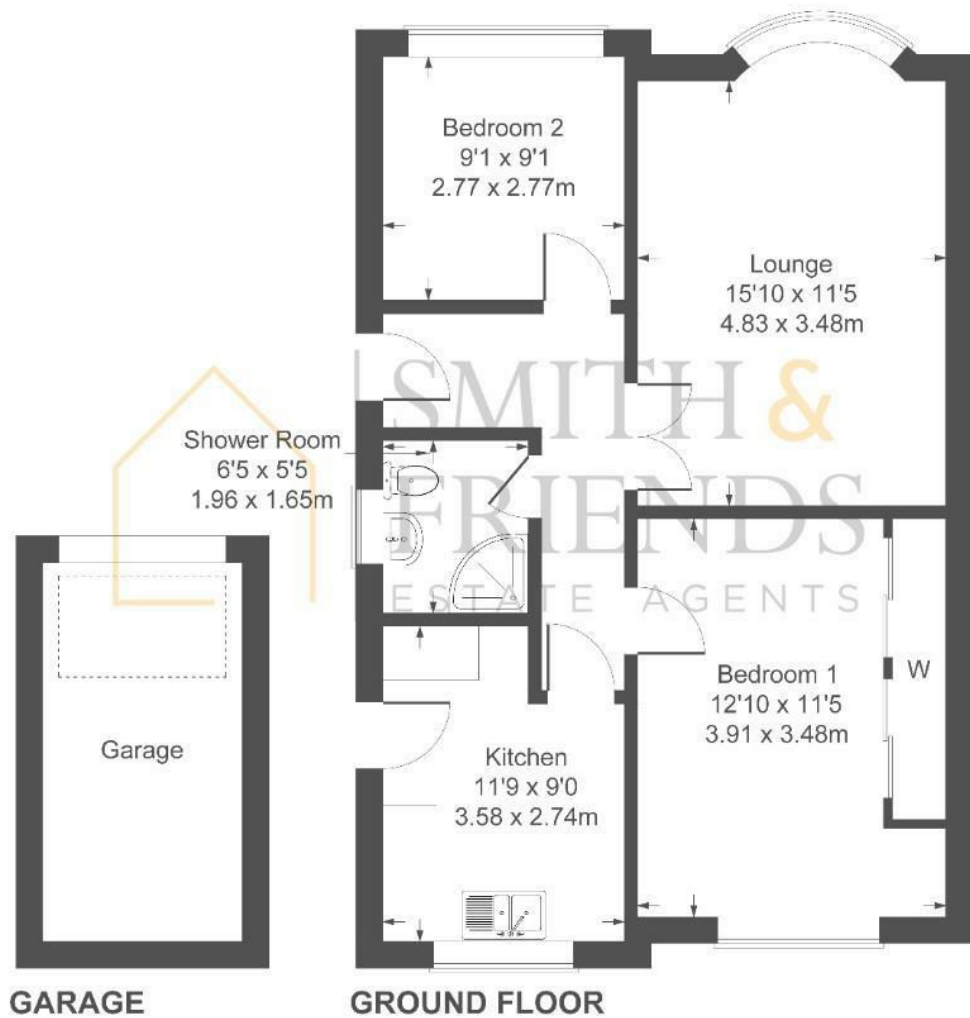


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# Thursby Grove

Approximate Gross Internal Area  
677 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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