



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A deceptively spacious end terraced property occupying a pleasant position on Throston Grange Lane with South Facing rear. The home offers accommodation ideal for family requirements, with three bedrooms, generous lounge and separate dining room, whilst further benefits include gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both the lounge and dining room, the lounge featuring a brick fire surround, electric fire and patio doors to the rear. The dining room links to the kitchen which is fitted with range of units to base and wall level. The rear lobby opens to the courtyard style garden and guest WC. To the first floor are three bedrooms and a modern upgraded shower room. Externally is a low maintenance front and enclosed courtyard style rear with brick outhouse/utility area. The rear enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months. Local schools, amenities and transport links are within a short stroll.

Throston Grange Lane, Hartlepool, TS26 0UE

3 Bedroom - House - End Terrace

£105,000

EPC Rating:

Tenure: Freehold

Council Tax Band: A



GROUND FLOOR

ENTRANCE PORCH

4'10 x 7'3 (1.47m x 2.21m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, glazed internal door through to:

ENTRANCE HALL

Stairs to the first floor, glazed internal doors to the lounge and dining room.

LOUNGE

18' x 10'1 (5.49m x 3.07m)

A good sized family lounge with a large uPVC double glazed window to the front aspect, brick fire surround with matching display areas, inset chrome electric fire, coving to ceiling, double glazed patio doors to the rear, double radiator.

DINING ROOM

10'8 x 9'11 (3.25m x 3.02m)

Archway into the kitchen, uPVC double glazed window to the front aspect, under stairs storage, coving to ceiling, double radiator.

KITCHEN

6'10 x 13'3 (2.08m x 4.04m)

Fitted with a range of units to base level, roll-top work surfaces, single drainer stainless steel sink unit with mixer tap, tiled splashback, space for free standing cooker, recess for additional appliance, laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.

REAR LOBBY

uPVC double glazed door to the rear courtyard, laminate flooring, access to:

GROUND FLOOR WC

3'3 x 5'7 (0.99m x 1.70m)

Fitted with a wall mounted WC, glazed window to the side aspect.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, coving to ceiling, hatch to loft space, double radiator.

BEDROOM ONE

12'1 x 10'2 (3.68m x 3.10m)

A good sized master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard, coving to ceiling, single radiator.

BEDROOM TWO

9'9 x 10'3 (2.97m x 3.12m)

uPVC double glazed window to the front aspect, built-in storage cupboard housing Ideal Logic gas central heating boiler, coving to ceiling, single radiator.

BEDROOM THREE

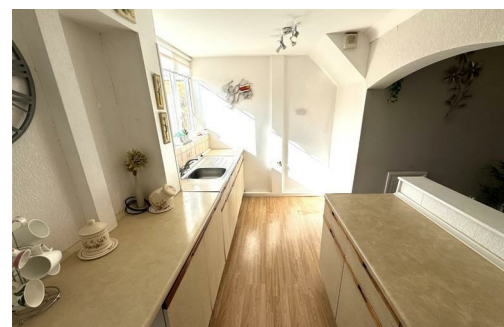
7'10 x 7'5 (2.39m x 2.26m)

uPVC double glazed window to the rear aspect, fitted wardrobes, coving to ceiling.

SHOWER ROOM/WC

5'5 x 7' (1.65m x 2.13m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, modern panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



EXTERNALLY

The property features a low maintenance front garden enclosed by a brick boundary wall with wrought iron gate. The enclosed rear courtyard should prove to be a suntrap in the summer months enjoying a southerly aspect and being predominantly paved with a raised flower bed, fenced boundary and gated access.

UTILITY/WORKSHOP

9'10 x 6'2 (3.00m x 1.88m)

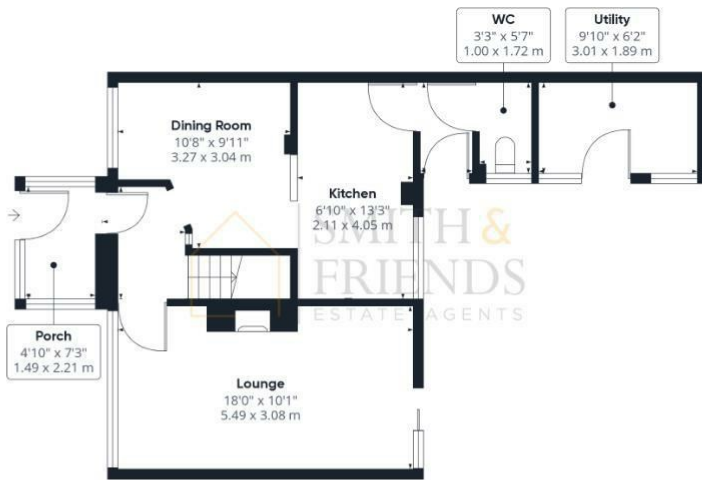
Offering ideal space for washing machine and further appliances, with two glazed windows and personal door from the rear courtyard.

NB

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.



Throston Grange Lane, Hartlepool, TS26 0UE



Ground Floor



Floor 1

Approximate total area[®]
925.7 ft²
86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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	

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.

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