



**** CHAIN FREE ****A deceptively spacious four bedroom mid terrace property. It would be an ideal family home, having two reception rooms and generous sized accommodation throughout. Other features include gas central heating and uPVC double glazing. Briefly comprising: entrance vestibule, hallway, lounge with bay window, second reception room and kitchen. To the first floor are four bedrooms and a family bathroom. Externally is an enclosed palisade to the front, whilst to the rear is an enclosed yard and garage (accessed from the rear of the property, with power, lighting and plumbing for washing machine). Viewing is highly recommended to appreciate this spacious family home.

Granville Avenue, Hartlepool, TS26 8ND

4 Bed - House - Mid Terrace

£150,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Granville Avenue, Hartlepool, TS26 8ND



GROUND ROOM

VESTIBULE

uPVC double glazed glass panelled door, glass panelled door into hallway.

HALLWAY

Staircase to first floor landing, under stairs storage.

LOUNGE

14'1 x 13'8 (4.29m x 4.17m)

uPVC double glazed bay window to front, radiator.

DINING ROOM

11'5 x 12'11 (3.48m x 3.94m)

uPVC double glazed window to rear, built-in storage.

KITCHEN

Base and drawer units, worktop with stainless steel sink and drainer, cooker point and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear yard.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

14'3 x 11'5 (4.34m x 3.48m)

uPVC double glazed bay window, radiator.

BEDROOM 2 (front)

12'5 x 6'2 (3.78m x 1.88m)

uPVC double glazed window to front.

BEDROOM 3 (rear)

12'11 x 11'5 (3.94m x 3.48m)

uPVC double glazed window to rear, radiator, built-in storage.

BEDROOM 4 (rear)

5'6 x 5'5 (1.68m x 1.65m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand and low level WC; co-ordinated tiled walls, uPVC double glazed window.



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EXTERNALLY

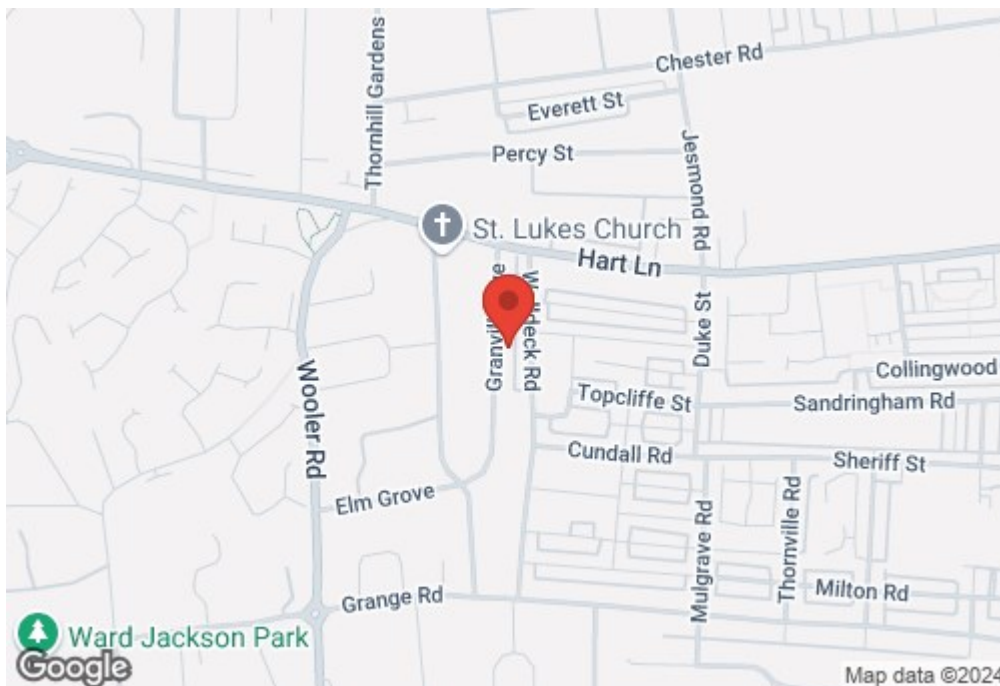
To the front of the property is an enclosed garden, whilst to the rear is an enclosed yard and garage.

GARAGE

Accessed from the rear of the property, with power, lighting and plumbing for washing machine.

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.




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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. Smith & Friends Estate Agents 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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