



A deceptively spacious THREE BEDROOM end terraced property occupying a pleasant position on Throston Grange Lane, with the benefit of useful off street parking and south facing rear. The home is offered for sale with the option of a long term sitting tenant and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch, spacious dual aspect lounge, generous open plan kitchen/diner, rear lobby, useful ground floor WC, three bedrooms and a family bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens, the enclosed rear courtyard style garden featuring artificial turf, decking and useful outhouse/utility. Local schools, amenities and transport links are conveniently located within walking distance.

**Throston Grange Lane, Hartlepool, TS26 0TY**

**3 Bed - House - End Terrace**

**£105,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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# Throston Grange Lane, Hartlepool, TS26 0TY



## GROUND FLOOR

### ENTRANCE PORCH

6'6 x 4'7 (1.98m x 1.40m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, convector radiator, glazed internal door through to the open plan kitchen/diner.

### DUAL ASPECT LOUNGE

18'1 x 10'1 (5.51m x 3.07m)

A good size dual aspect lounge, with a large uPVC double glazed window to the front aspect and additional uPVC double glazed window to the rear aspect, modern laminate flooring, television point, convector radiator.

### OPEN PLAN KITCHEN/DINER

18'1 x 13'3 (5.51m x 4.04m)

### DINING AREA

uPVC double glazed window to the front aspect, laminate flooring, stairs to the first floor, convector radiator.

### KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, space for free standing fridge/freezer, three drawer unit to base level, wine rack to base level, matching laminate flooring, uPVC double glazed window to the rear aspect, additional convector radiator.

### REAR LOBBY

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

### GROUND FLOOR WC

Fitted with a two piece suite comprising: pedestal wash hand basin with chrome mixer tap, close coupled WC, tiled splashback, laminate flooring, uPVC double glazed window to the side aspect, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to:

### BEDROOM ONE

12'3 x 10'3 (3.73m x 3.12m)

A good size master bedroom, with uPVC double glazed window to the front aspect, built-in storage cupboard, convector radiator.

### BEDROOM TWO

10'4 x 9'11 (3.15m x 3.02m)

uPVC double glazed window to the front aspect, built-in storage cupboard housing gas central heating boiler, convector radiator.

### BEDROOM THREE

8' x 7'6 (2.44m x 2.29m)

uPVC double glazed window to the rear aspect, convector radiator.



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## BATHROOM/WC

7'1 x 5'6 (2.16m x 1.68m)

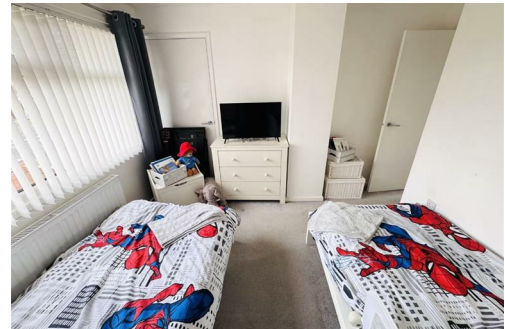
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, low maintenance panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

## EXTERNALLY

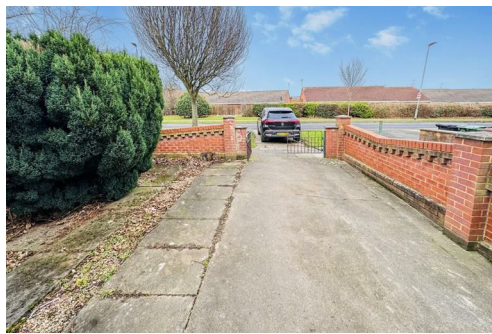
The property features a low maintenance paved front, with double wrought iron gates opening to provide useful off street parking. The enclosed rear courtyard style garden features artificial turf, decking and gated access. A useful OUTHOUSE/UTILITY offers external storage and plumbing for washing machine.

## 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.

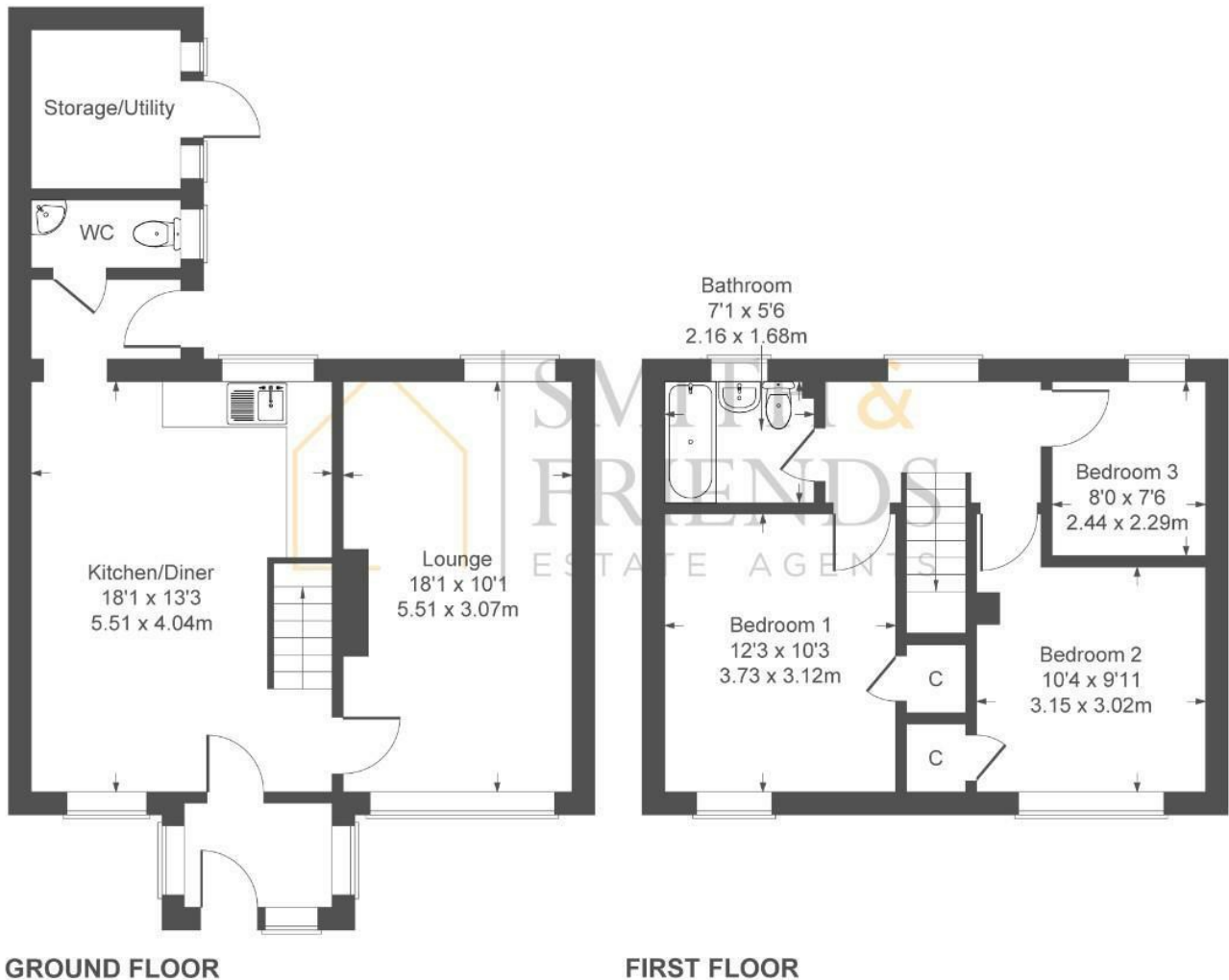


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Throston Grange Lane

Approximate Gross Internal Area  
997 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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.

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