



\*\*\* NO CHAIN INVOLVED \*\*\* A modern two bedroom semi-detached bungalow occupying a generous tucked back position on Grosmont Road in a popular part of Seaton Carew. The bungalow offers gardens to three sides, off street parking and a DETACHED DOUBLE GARAGE. The accommodation features a modern kitchen and bathroom, gas central heating, uPVC double glazing and composite entrance door. An internal viewing comes recommended, with a layout which briefly comprises: front entrance into kitchen/diner, side porch extension, generous lounge, inner hall, two good size bedrooms and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front which allows ample off street parking with double timber gates opening to a further paved area in front of the garage. The generous enclosed rear garden features lawn, pebbled border, paved patio and artificial turf. The detached double garage is accessed via a remote controlled roller door with overhead storage and stair access. Grosmont Road is perfectly situated within a short stroll of the seafront, local amenities and transport links.

**Grosmont Road, Hartlepool, TS25 1EP**  
**2 Bedroom - Bungalow - Semi Detached**  
**Offers In The Region Of £180,000**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**





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#### **FRONT ENTRANCE**

Accessed via double glazed composite entrance door into the kitchen/diner.

#### **KITCHEN/DINER**

**6'3 x 14'6 (1.91m x 4.42m)**

Fitted with a modern range of 'shaker' style units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, glass splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, 'laminated' effect vinyl flooring, coving and inset spotlighting to ceiling, convector radiator, uPVC double glazed door and window into the side porch/sun room.

#### **SIDE PORCH/SUN ROOM**

**5'4 x 5'11 (1.63m x 1.80m)**

uPVC door to the side garden, uPVC double glazed windows, fitted carpet, single radiator.

#### **GENEROUS LOUNGE**

**12' x 15'9 (3.66m x 4.80m)**

A good size lounge with a large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, convector radiator, glazed internal door to the inner hallway.

#### **INNER HALL**

Glazed internal doors to each room, fitted carpet, hatch to loft space which is accessed via pull down folding ladder with light fitting and gas central heating boiler.

#### **BEDROOM ONE**

**9' x 15'1 (2.74m x 4.60m)**

A good size master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, free standing wardrobes, additional storage cupboard, convector radiator.

#### **BEDROOM TWO**

**9'1 x 10' (2.77m x 3.05m)**

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, wall mounted television point, convector radiator.

#### **BATHROOM/WC**

**6' x 6' (1.83m x 1.83m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective folding shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, attractive tiling to walls and flooring, uPVC double glazed window to the side aspect, convector radiator.

#### **EXTERNALLY**

The property features a low maintenance front allowing ample off street parking. Double timber gates open to an additional paved area/hard standing space in front of the garage. A gate leads through to the generous enclosed rear garden with lawn, pebbled border, paved patio and artificial turf.





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**DETACHED DOUBLE GARAGE**

**15'9 x 20'2 (4.80m x 6.15m)**

Accessed via a remote controlled roller door to the front, lighting sockets, overhead boarded storage area with stair access.

**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.

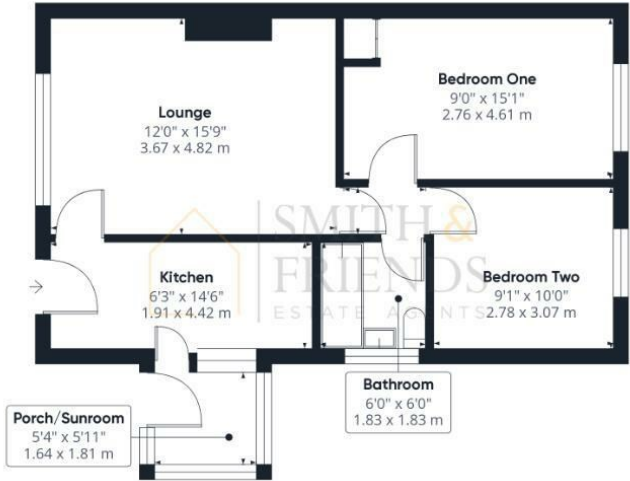




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Ground Floor Building 1



Ground Floor Building 2

Approximate total area <sup>(1)</sup>
923.76 ft <sup>2</sup>
85.82 m <sup>2</sup>
Reduced headroom
8.58 ft <sup>2</sup>
0.8 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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.

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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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