



Hillcrest Grove, Elwick, TS27 3EH
2 Bed - Bungalow - Detached
£325,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Hillcrest Grove Elwick, Hartlepool, TS27 3EH

A beautifully refurbished and upgraded DETACHED BUNGALOW occupying a pleasant set back position on Hillcrest Grove in a popular part of Elwick Village. The home offers spacious and well proportioned accommodation with a generous attic room, garden room extension, beautiful refitted kitchen and stunning shower room. Tastefully decorated throughout with brand new flooring, upgraded internal doors and lighting throughout. The accommodation further features uPVC double glazing and gas central heating with modern boiler and new radiators throughout.

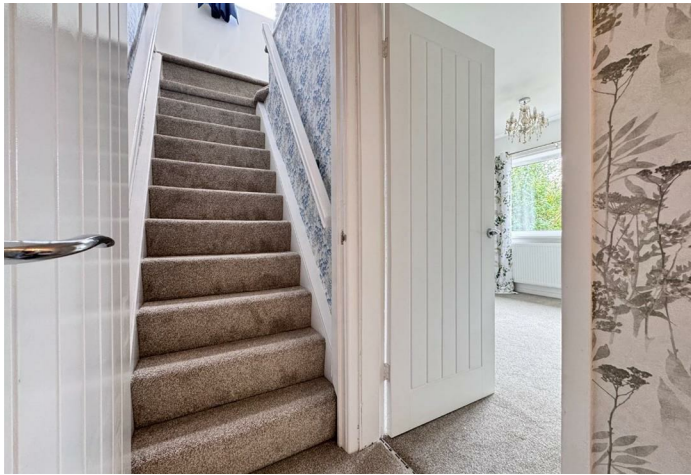
The internal layout comprises: inviting entrance hall, generous rear lounge/dining room, garden room/conservatory extension, beautiful refitted kitchen with built-in appliances, two spacious bedrooms, large attic room and stunning shower room incorporating a three piece suite and chrome fittings. The attached laundry room can be accessed to the side. An ideal purchase for those looking for the convenience of a bungalow without compromising on space.

The bungalow is set back on a large plot, with a beautifully stocked front garden, whilst a concrete imprint driveway provides ample off street parking and leads to the garage with remote controlled up and over door. The private SOUTH FACING rear garden enjoys a high degree of privacy, backs onto St Peter's Primary School and includes a useful storage shed and variety of fruit trees. Hillcrest Grove is located off North Lane, with easy access to the A19. The bungalow is offered with NO CHAIN INVOLVED.











ENTRANCE HALL

A spacious and inviting entrance hall which is accessed via a double glazed composite entrance door with matching uPVC double glazed side screen, newly fitted carpet, recently decorated, upgraded internal doors, convactor radiator, closed off staircase giving access to the attic room.

LOUNGE/DINING ROOM

23'1 x 11'9 (7.04m x 3.58m)

A generous open plan lounge/dining room which enjoys views of the rear and side gardens via uPVC double glazed windows and additional uPVC double glazed door opens to the rear garden, attractive feature fire surround with inset 'coal' effect electric fire, recently redecorated, new flooring, two convactor radiators, double glazed patio doors to the garden room/conservatory.

GARDEN ROOM / CONSERVATORY

11'1 x 7'5 (3.38m x 2.26m)

Offering a pleasant transition between the home and garden, with new ceiling, uPVC double glazed windows, uPVC double glazed French door, modern laminate flooring.

KITCHEN

7'4 x 10'9 (2.24m x 3.28m)

Recently refitted with a beautiful range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over (all brand new), integrated fridge and freezer (brand new), three drawer base unit, uPVC double glazed window to the front aspect enjoying views of the front garden, additional uPVC double glazed window to the side aspect.

BEDROOM ONE

10'2 x 12'7 (3.10m x 3.84m)

uPVC double glazed window enjoying views of the front garden, newly fitted carpet, recently decorated, convactor radiator.

BEDROOM TWO

9'10 x 11'9 (3.00m x 3.58m)

uPVC double glazed window enjoying views of the rear garden, newly fitted carpet, recently decorated, convactor radiator, useful under stairs storage cupboard/wardrobe.

SHOWER ROOM/WC

8'1 x 7'4 (2.46m x 2.24m)

Incorporating a stunning three piece suite and chrome fittings

comprising: walk-in shower area with electric overhead shower and separate attachment, 'vanity' style inset wash hand basin with chrome mixer tap and drawers below, concealed WC with matching back and vanity area above, low maintenance panelling to splashback, uPVC double glazed window to the front aspect, chrome heated towel radiator.

ATTIC ROOM

24'1 x 17' (7.34m x 5.18m)

A generous room offering a variety of uses, with two double glazed 'Velux' style windows, additional uPVC double glazed window to the side aspect, redecorated and new flooring, two convactor radiators, access to eaves storage.

EAVES STORAGE

Offering scope to be converted into an en-suite to accommodate the attic room, with gas central heating boiler and lighting.

EXTERNALLY

The property occupies a pleasant set back position on a generous plot with a beautifully established front garden. The concrete imprint driveway provides ample off street parking and leads to the garage. A wrought iron gate to the side leads through to a useful laundry room and through to the generous enclosed rear garden which is south facing and should prove to be a suntrap in the summer months. The rear garden incorporates lawn areas, with a well established border, useful storage shed and additional side access.

ATTACHED LAUNDRY ROOM

3'1 x 5'3 (0.94m x 1.60m)

Fitted worktop with space above and below for appliances, uPVC double glazed access door.

GARAGE

8'8 x 16'11 (2.64m x 5.16m)

Accessed via a remote controlled up and over door to the front, uPVC personal door to the side, window to the rear aspect, lighting and sockets.

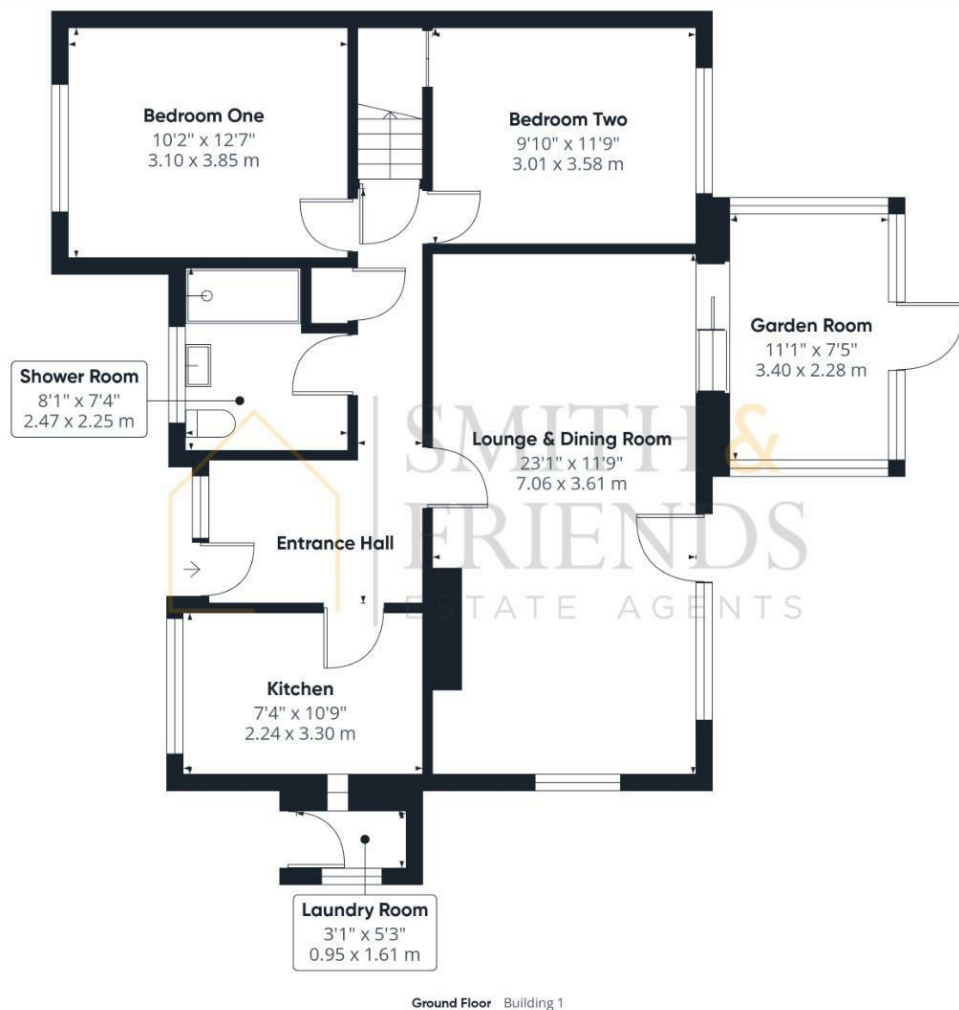
NB

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		81
(69-80) C	61	
(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

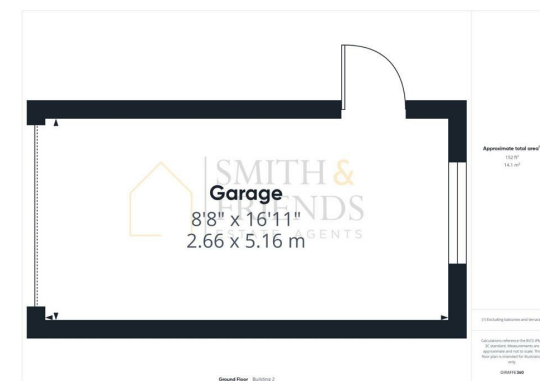


Approximate total area⁽¹⁾
885 ft²
82.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS