



Ingham Grove, Hartlepool, TS25 2LH
5 Bed - House
£229,950

Council Tax Band: C
EPC Rating:
Tenure: Freehold



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Ingham Grove, TS25 2LH

****CHAIN FREE **** - A beautifully extended five-bedroom semi-detached home, tucked away at the end of a quiet cul-de-sac in the sought-after Fens Estate. Perfect for growing families, this spacious and tastefully presented property offers versatile living throughout.

The extended entrance hall leads to an impressive 27ft lounge, ideal for both relaxation and entertaining, with a separate dining area providing excellent space for family meals and gatherings. The modern, fully-fitted kitchen comes complete with quality appliances and the added convenience of a downstairs cloaks/WC.

Upstairs, there are five generously sized bedrooms, each with fitted triple or double wardrobes, offering plenty of storage and comfort for family members or guests. Double glazing and gas central heating ensure year-round warmth and energy efficiency.

Outside, the south-facing enclosed garden provides a private, sun-filled retreat, perfect for relaxing or entertaining in warmer months. The property is ideally located close to excellent local amenities, schools, and transport links, while the peaceful cul-de-sac setting offers a safe and quiet environment.

In summary, this extended family home combines space, style and practicality in a prime Fens Estate location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

GROUND FLOOR

ENTRANCE HALLWAY

UPVC DG glass panelled door, spindle staircase to first floor landing and radiator

LOUNGE

Dual aspect with UPVC DG window to front, UPVC DG French doors with UPVC DG windows to the rear, two radiators and door pending into....

OPEN PLAN L SHAPED DINING KITCHEN

Dining Area: uPVC DG window to rear and radiator

Kitchen: fitted with a range of cream wall, base and drawer units with contrasting worktops and co ordinated splash back. Inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven. Built in fridge and freezer, plumbing for washing machine and dryer. UPVC DG windows to rear, uPVC DG French doors giving access to the rear garden.

CLOAKROOM WC

White and chrome suite with low level WC, wash hand basin with vanity storage and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

UPVC DG window to front, fitted wardrobes and radiator.

BEDROOM 2

UPVC DG window to rear, built in storage and radiator

BEDROOM 3

UPVC DG window to rear, built in storage and radiator.

BEDROOM 4

UPVC DG window to front, fitted wardrobes and radiator

BEDROOM 5

UPVC DG window to front, fitted wardrobes and radiator

FAMILY BATHROOM

Modern white and chrome suite with panelled bath, thermostatic shower over and glass shower screen. Low level WC and wash hand basin. Co ordinated tiled walls and flooring, heated towel rail and uPVC DG opaque window to rear.

EXTERNALLY

The south westerly facing rear garden is fully enclosed and mainly laid to lawn. Complimented with a sunny patio area ideal for entertaining .The open plan front garden is laid to lawn with a double block paved driveway leading to the single garage.

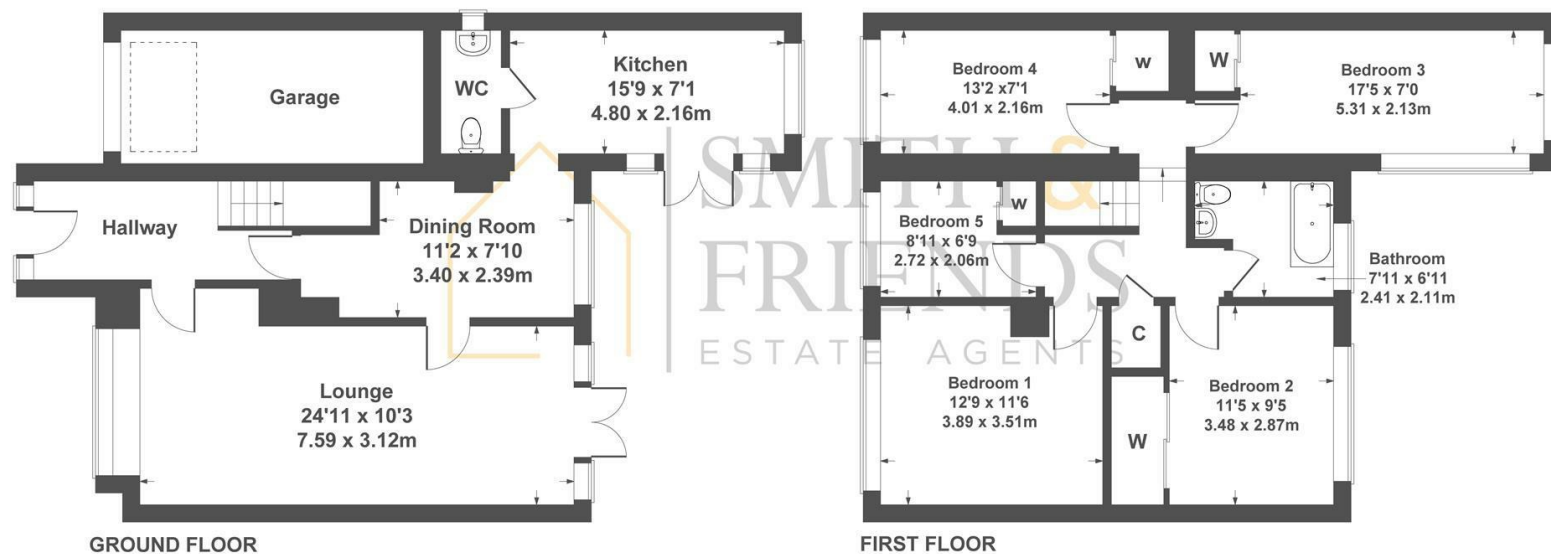




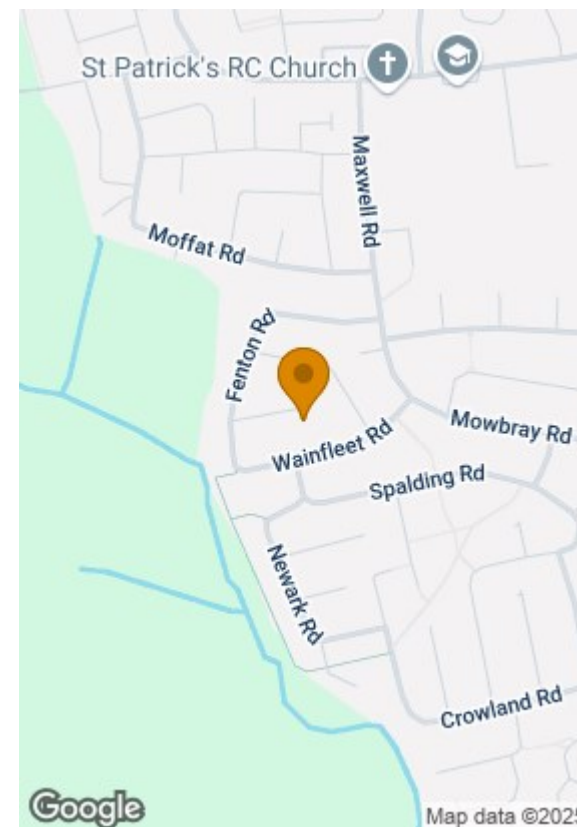


19 Ingram Grove

Approximate Gross Internal Area
1619 sq ft - 150 sq m



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.

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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