



Bodmin Grove, Hartlepool TS26 0XD

welcome to

Bodmin Grove, Hartlepool

Deceptively spacious and beautifully proportioned, this wonderful three-bedroom terraced home offers an ideal setting for family life.

Entrance Porch

Entered via a UPVC double glazed door into the entrance porch, UPVC double glazed windows to both sides, door leading into the lounge.

Lounge

2 UPVC double glazed windows to the front, radiator, coved cornicing, concertina door leading into kitchen/ diner.

Kitchen/ Diner

Kitchen - UPVC double glazed internal window looking into conservatory, range of wall and base units with complimenting working surfaces and tiled splashback, inset electric oven and grill, four ring gas hob with extractor over, plumbing and recess for washing machine, white inset 1 1/2 bowl sink/ drainer with swan neck mixer tap, space for free standing fridge/ freezer, vinyl flooring.

Dining area - carpeted, understairs storage cupboard, stairs leading to first floor, UPVC double glazed sliding doors leading into conservatory.

Conservatory

UPVC double glazed door to rear, UPVC double glazed windows to rear and side, UPVC roof, wall is built on a brick dwarf wall.

Landing

Stairs from dining room, radiator, doors leading to all principal rooms.

Bedroom 1

2 UPVC double glazed windows to front, coved cornicing, radiator, 10 door built in wardrobes.

Bedroom 2

UPVC double glazed window to rear, radiator, coved

cornicing.

Bedroom 3

UPVC double glazed window to rear, radiator, coved cornicing.

Family Bathroom

UPVC double glazed window to the rear, panel bath with electric shower over, wash hand basin on a vanity unit, low level low flush wc, radiator, built in storage cupboards one is over bulkhead, shower cubicle with hand held shower attachment, part tiled walls, boiler is housed in one of storage cupboards.

Externally Front Of Property

Wall and fence enclosed, planted area, patio area with steps leading to front door.

Rear Garden

Low maintenance, patio area, gate leading to the back of the property, wood built garden shed.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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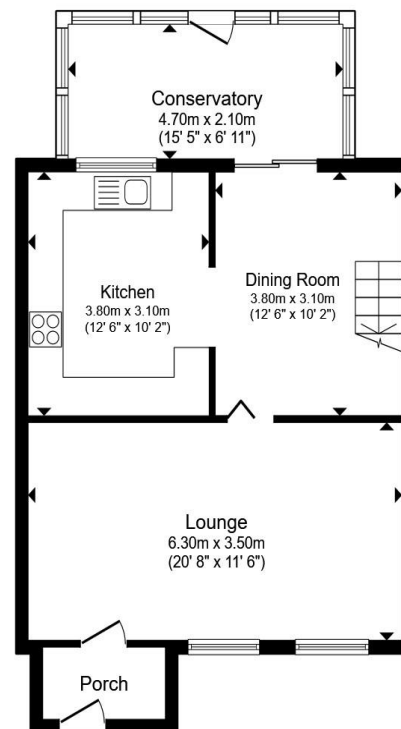
Bodmin Grove, Hartlepool

- GENEROUS LOUNGE
- OPEN PLAN KITCHEN/ DINER
- CONSERVATORY
- LOW MAINTENANCE GARDENS
- 3 WELL PROPORTIONED BEDROOMS

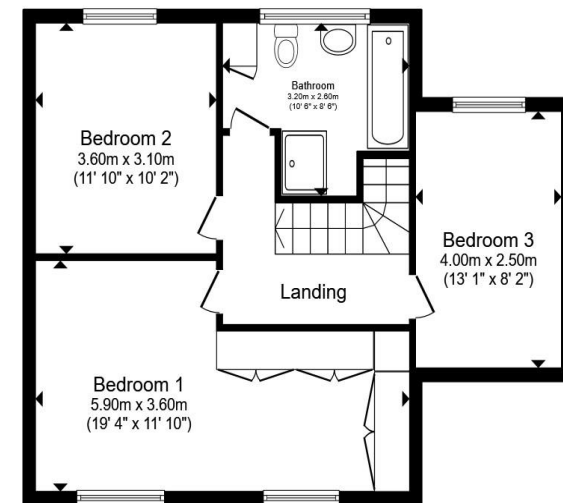
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£105,000



Ground Floor



First Floor

Total floor area 114.6 m² (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HAR120269 - 0003

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 **manners & harrison**



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk