



Groom Terrace, Hartlepool TS25 1RT

welcome to

Groom Terrace, Hartlepool

This is a deceptively spacious three-bedroom, three-storey townhouse situated within a popular residential estate, offering a flexible and well-balanced layout suited to modern family living.

Entrance Hall

Entered via UPVC double glazed door, tiled flooring, radiator, stairs to first floor, coved cornicing, door leading to kitchen, door leading to second reception room, door leading to lounge, door to WC, built in storage cupboard.

Reception Room 1

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

Kitchen/Diner

UPVC double glazed window to rear, UPVC double glazed french doors to rear, tiled flooring, space for dining table, radiator, space for free standing fridge/freezer, range of wall and base units with contrasting working surfaces, tiled splashback, plumbing and recess for washing machine, space for tumble dryer, space for dishwasher, stainless steel 1 1/2 bowl sink/drainers with mixer tap, inset electric oven, four ring gas hob.

Downstairs Wc

Radiator, tiled flooring, low level low flush WC, wash hand basin with tiled splashback, extractor fan.

First Floor Landing

Radiator, stairs leading to top floor, doors leading to bedrooms, bathrooms & lounge.

Lounge

Two UPVC double glazed windows to front, TV point, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed window to rear, vinyl flooring,

chrome heated towel rail, wash hand basin with mixer tap and tiled splashback, low level low flush WC, panel bath with mixer tap and hand held shower attachment, part tiled walls, spotlights, extractor fan.

Top Floor Landing

Radiator, built in storage cupboard housing wall mounted combi boiler.

Bedroom 1

UPVC double glazed window to front, radiator, coved cornicing, loft hatch access, two doors built in wardrobes.

En-Suite

Vinyl flooring, low level low flush WC, chrome heated towel rail, wash hand basin with mixer tap and tiled splashback, extractor fan, corner shower cubicle with tiled surround and hand held shower attachment.

Bedroom 3

Skylight window to rear, radiator, part restricted head height.

Front Garden

Allocated parking for 1 vehicle.

Rear Garden

Fence enclosed, lawned area, patio area, bright and sunny west facing rear garden.

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



laundrying 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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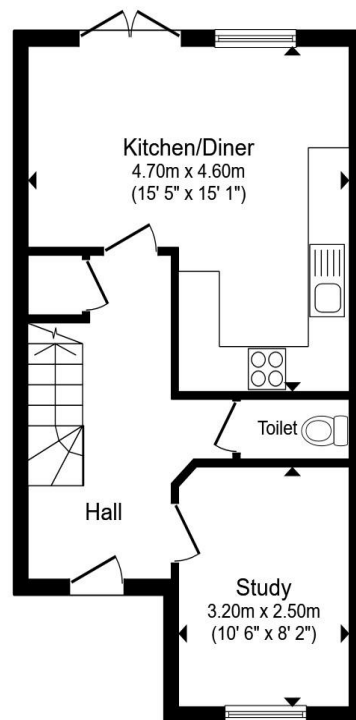
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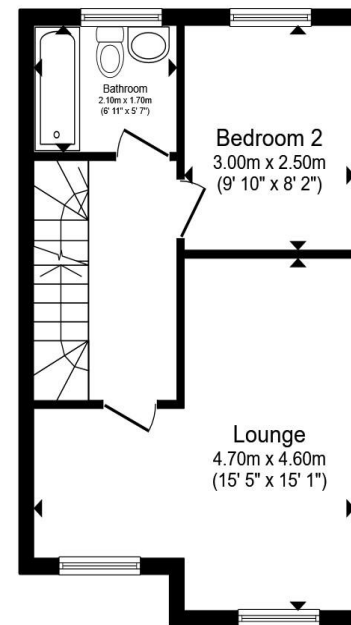
- THREE STOREY TOWNHOUSE
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- WEST FACING REAR GARDEN
- ALLOCATED PARKING SPACE

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

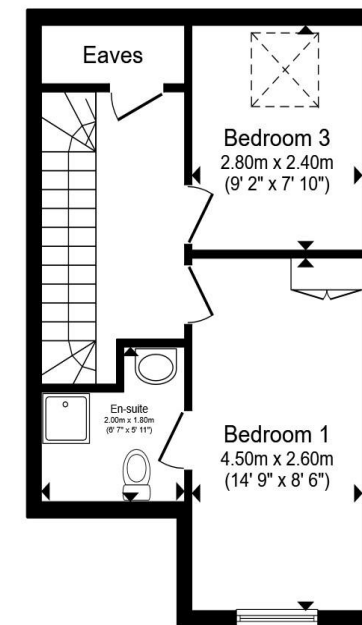
£145,000



Ground Floor



First Floor



Second Floor

Total floor area 104.6 m² (1,125 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:
HAR120698 - 0006

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