



Granville Avenue, HARTLEPOOL TS26 8ND

welcome to

Granville Avenue, HARTLEPOOL

A traditional bay-fronted three-bedroom terraced home, rich in original features and thoughtfully enhanced to suit modern-day living.

Entrance Hall

Upgraded hardwood door to front, replaced inner door, under stairs storage area, radiator.

Cloakroom

Window to side, low level low flush WC, pedestal wash hand basin.

Lounge/Diner

13' 5" (max) x 25' (exc bay) (4.09m (max) x 7.62m (exc bay))
Bow window to front, window seat to bay, two radiators, coved cornicing, open fireplace.

Kitchen/Breakfast Room

Shaker style wall and base units with contrasting working surfaces and co-ordinating splashback tiling, stainless steel sink and drainer unit with mixer tap, built in oven/grill, gas hob with hood over, integrated fridge/freezer, dishwasher, coved cornicing, spotlights to ceiling.

Utility Room

9' 4" x 7' (2.84m x 2.13m)
Door to side, window to side, matching units to kitchen and working surfaces, incorporating stainless steel sink and drainer unit with mixer tap, boiler, recess and plumbing for washing machine.

Half Landing

Feature stained skylight, access to loft, access to bathroom, access to bedroom 3, coved cornicing.

Full Landing

Storage cupboard, coved cornicing.

Bedroom 1

17' 10" (max) x 13' 4" (max) (5.44m (max) x 4.06m (max))
Box bay window to front and additional window to

front, radiator.

Bedroom 2

11' 4" x 12' 8" (3.45m x 3.86m)
Window to rear, radiator.

Bedroom 3

6' 3" (exc door recess) x 9' 8" (1.91m (exc door recess) x 2.95m)
Window to rear, radiator.

Bathroom

Bath with shower over, pedestal wash hand basin, chrome heated towel rail, low level low flush WC, window to side.

Front Garden

Lawn area with pathway, brick boundary wall.

Rear Garden

Lawn, storage shed.

Parking

On-street parking.

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.





view this property online mannersandharrison.co.uk/Property/HAR120194



welcome to

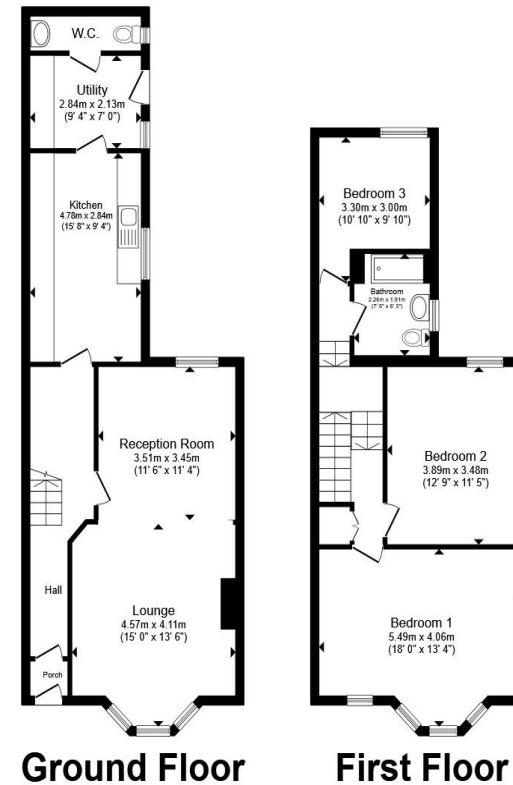
Granville Avenue, HARTLEPOOL

- ORIGINAL FEATURES
- SPACIOUS LIVING AND DINING AREA
- DOWNSTAIRS WC & UTILITY
- SOUGHT AFTER AREA
- 2 GENEROUS DOUBLE BEDROOMS & 1 SINGLE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£150,000



Total floor area 116.9 m² (1,259 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR120194



Property Ref:
HAR120194 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk