



Appleby Grove, Hartlepool, TS24 8ND

welcome to

Appleby Grove, Hartlepool

This deceptively spacious three-bedroom semi-detached home must be viewed to be fully appreciated.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."

Entrance Porch

Entered via UPVC double glazed door, UPVC double glazed window to front and side, tiled flooring, door leading to good sized entrance hallway.

Entrance Hallway

Stairs to first floor, radiator, UPVC double glazed window to side, door leading to kitchen, door leading to lounge.

Lounge

UPVC double glazed window to front, radiator, coved cornicing, TV point, wall lights, open into dining room.

Dining Room

UPVC double glazed window to rear, radiator, coved cornicing, door leading to kitchen.

Kitchen

Modern, UPVC double glazed window to rear, laminate flooring, beautiful range of white gloss wall and base units with complimenting working surfaces and matching upstands, radiator, inset electric oven, four ring gas hob with splashback and stainless steel chimney style extractor over, plumbing and recess for washing machine, black inset 1 1/2 bowl sink/ drainer with swan neck mixer tap, integrated fridge, integrated freezer, wall mounted Worcester combi boiler housed in one of the storage cupboards, built in storage cupboard, door leading to garden room.

Garden Room

Wood single glazed door to front, tiled flooring, wooden double glazed window to rear, UPVC double glazed sliding doors leading onto rear garden, door leading to handy downstairs WC.

Downstairs Wc

Low level low flush WC, laminate flooring, wood cladded walls.

Landing

Stairs from hallway, UPVC double glazed window to side, loft hatch access, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator, coved cornicing, three door built in wardrobes.

Bedroom 2

UPVC double glazed window to rear, radiator, open built in storage cupboard.

Bedroom 3

UPVC double glazed window to rear, radiator, built in storage cupboard.

Family Bathroom

Good size, UPVC double glazed window to side, laminate flooring, panel bath with electric shower over and glass shower screen, extractor fan, low level low flush WC, pedestal wash hand basin, radiator, tiled walls.



**Externally**

Garden wraps around side of property.

Front Garden

Wall and fence enclosed, shaped lawn, double wrought iron gate giving access to driveway for parking.

Rear Garden

Patio and lawn area, not directly overlooked, wall and fence enclosed.



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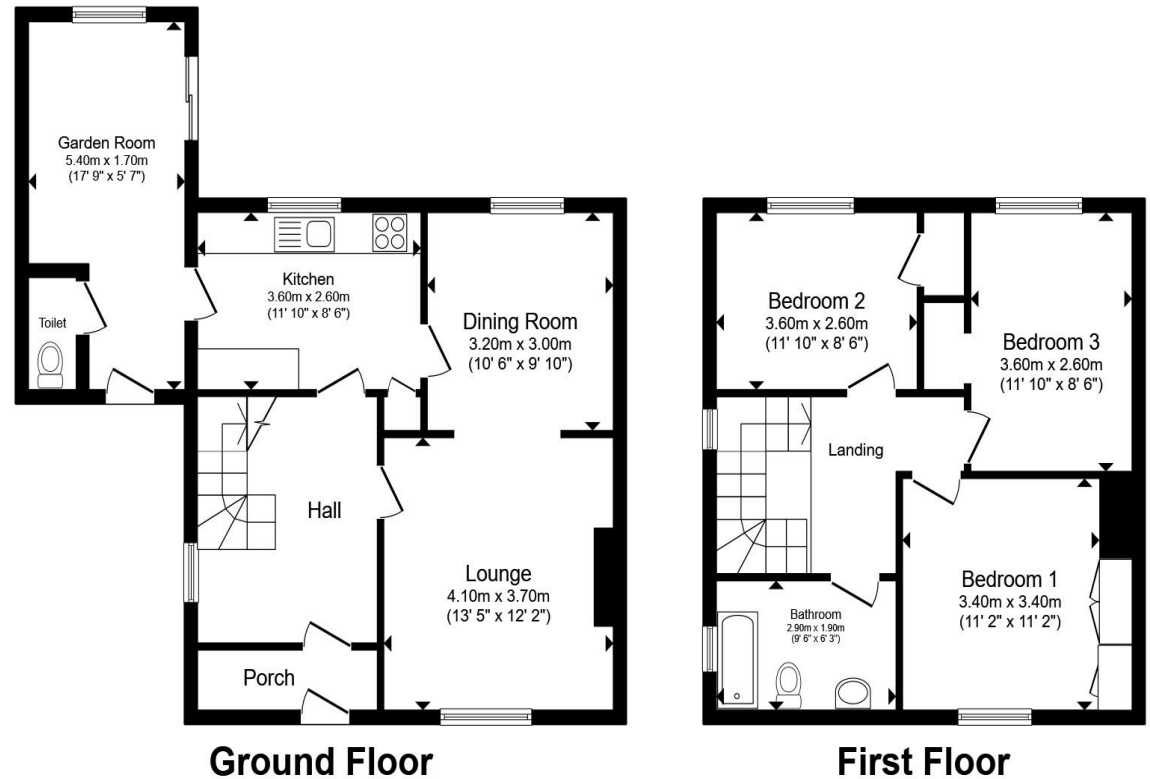
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Appleby Grove, Hartlepool

- TWO RECEPTION ROOMS
- SUN ROOM
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY

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

£125,000



Total floor area 112.0 m² (1,205 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:
HAR120977 - 0002

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