



**Royston Grove, Hartlepool TS25 2JW**

**welcome to**

## **Royston Grove, Hartlepool**

Perfectly suited to growing families, this beautifully presented property offers spacious and versatile accommodation throughout.

### **Entrance Hallway**

Entered via a UPVC double glazed door into entrance hall, window panels either side of door, radiator, stairs to first floor, door leading to lounge and kitchen, feature half panelled walls.

### **Lounge**

UPVC double glazed window to front, radiator, feature coal effect gas fire with wood surround and marble hearth, feature wood cladding, wall lights.

### **Kitchen**

Laminate flooring, beautiful range of grey shaker style wall and base units with complimenting working surfaces and a tiled splashback, corner pantry cupboard, inset electric four ring hob with splashback, inset electric double oven, single oven and microwave, plumbing and recess for dishwasher, inset stainless steel sink with a groove drainer and swan neck mixer tap, open up into extension to the rear, open to dining room, built in understairs storage cupboard.

### **Extension/ Garden Room**

UPVC double glazed window to side, UPVC double glazed bi- folding doors onto the rear garden, lantern ceiling top, laminate flooring, feature inset Smeg electric fire, inset space for TV, spotlights to ceiling, built in storage.

### **Dining Room**

UPVC double glazed french doors leading onto rear garden, radiator, space for free standing fridge/ freezer, personnel door that leads into garage.

### **Landing**

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

### **Bedroom 1**

UPVC double glazed window to front, radiator, feature panelled wall.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, four door built in wardrobes.

### **Bedroom 3**

UPVC double glazed window to front, radiator, two door built in storage cupboards, part restricted floor space due to bulk head.

### **Family Bathroom**

Modern, UPVC double glazed window to rear, tiled floor, tiled walls, concealed cistern low level low flush wc, wash hand basin with mixer tap on vanity unit, large bath with central mixer tap and gold hardware, rainfall shower over with hand held attachment and glass shower screen.

### **Externally Front Of Property**

Tiered lawn, driveway that leads to garage, step down with a walkway to the front door.

### **Rear Garden**

Low maintenance, artificial lawn, patio wraps around the side of property, wooden gate gives access to front, wood built home garden bar which is accessed via UPVC double glazed French doors with power and light.

### **Garage**

Remote control roller shutter door, power and light, plumbing and recess for washing machine, space for tumble dryer.





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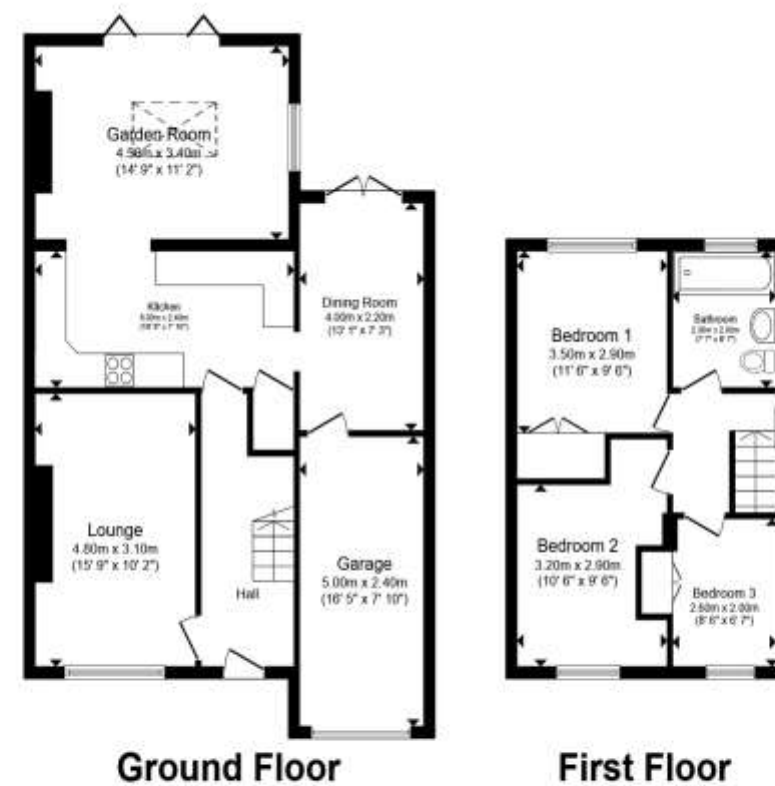
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## Royston Grove, Hartlepool

- EXTENSION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

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

**£210,000**



Total floor area 113.5 m<sup>2</sup> (1,222 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](http://www.propertybox.io)



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