

## HILLCREST GROVE, ELWICK, HARTLEPOOL, TS27 3EH



- ▲ A Radically Creative & Seriously Impressive Dormer Style Semi Detached House
- ▲ So Much Larger Than Might First Be Anticipated with Around 1,200 Square Foot of Accommodation
- ▲ The Standard of Finish is of The Highest Order. Decorated & Finished with A Very Stylish Eye
- ▲ Very Nicely Positioned in Quiet Cul-De-Sac Surroundings at The North End of Elwick Village
- ▲ The Views from The Front Windows & Bedroom Windows & Delightful
- ▲ All Three First Floor Bedrooms Are Roomy Doubles. The Master Has A Superb Shower Room En-Suite
- ▲ Large 24ft Lounge/Dining Room & A Separate Rear Sitting Room or Additional Ground Floor Bedroom
- ▲ First Floor Family Bathroom & A Really Handy Downstairs Toilet
- ▲ Good Size Rear Garden, Detached Garage & Ample Parking on the Block Paved Driveway

**£285,000**

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Sometimes, external appearances can deceive when it comes to size, and this wonderfully creative dormer style semi-detached house certainly falls into that category.

To start with, the standard of the interior finish is of the highest order. The whole place has been decorated and styled with an incredibly tasteful eye. It's welcoming, comfortable, cared for and is as happy as a house can get.

It sits in a slightly elevated position in a very private, small cul-de-sac at the north end of Elwick Village. The views from the front are delightful and the rear bedroom window overlooks open farmland.

Very briefly, the accommodation comprises an entrance hall, large 24ft through lounge/dining room, kitchen, inner hallway with a really useful downstairs toilet and a rear sitting room which could be easily be used as bedroom number four or a home office if needs be. If you're struck by the temptation to create one huge kitchen/diner, we think it would be a relatively straightforward process in this house. All three first floor bedrooms are large doubles and there's a family bathroom with a fabulous modern white suite. The master bedroom is flooded with natural light courtesy of the patio doors which open onto a rear facing Juliet style balcony overlooking the gardens up and down the close and open farmland beyond. It also has built-in wardrobes, a fabulous feature wall and shower room en-suite.

Outside, the gardens are neat and well kept. The rear garden is a particularly good size, laid predominantly to lawn and has a decked patio area. The herringbone pattern block paved driveway provides parking for several cars and it leads up to a detached single garage.

#### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC entrance door with double glazed inserts and radiator.

**THROUGH LOUNGE DINING ROOM - 7.32m (24') x 4.57m (15') in Living Area reducing to 2.24m (7'4") in Dining Area**

With an attractive cream coloured surround, chrome LED spotlights, two radiators, two large UPVC double glazed windows overlook the front garden and UPVC double glazed front entrance door.

**EAT-IN BREAKFAST KITCHEN - 3.28m x 2.29m (10'9" x 7'6")**

Attractive range of Maplewood style wall, drawer and floor cupboards, rolltop work surfaces and matching breakfast bar and co-ordinated ceramic tiled splash backs. Single drainer stainless steel one and a half bowl sink unit with mixer taps over, built-in stainless-steel electric oven and four ring ceramic hob with extractor hood over. Space for washing machine and fridge freezer.

**TO VIEW:** Tel: **01642 955140**

10 Town Square, Billingham, TS23 2LY

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**INNER HALLWAY** - Staircase to the first floor with a large cupboard below.

**REAR SITTING ROOM/ADDITIONAL GROUND FLOOR BEDROOM** - 4.11m x 2.9m (13'6" x 9'6")  
With radiator.

**CLOAKROOM/WC** - With a white dual flush close couple WC, vanity wash hand basin with cabinet below, part tiled walls and oak flooring.

## FIRST FLOOR

### LANDING

#### **MASTER BEDROOM** - 3.48m x 3.25m (11'5" x 10'8")

UPVC double glazed patio door opens onto a rear facing Juliet style balcony with fabulous views across the rear garden and across the bridleway to open farmland. Modern contemporary style upright radiator, built-in double wardrobe, engineered oak flooring and matching engineered oak feature wall. Connecting door opens into En-Suite Shower Room.

**EN-SUITE SHOWER ROOM** - Fitted with a superb contemporary design white three-piece suite comprising double shower cubicle with Mira Bluetooth shower unit, vanity wash hand basin with cabinet below and dual flush close couple WC with concealed cistern. Co-ordinated part tiled walls, chrome towel radiator, storage cupboard and chrome LED spotlights.

#### **BEDROOM TWO** - 3.38m (11'1") x 2.97m (9'9") increasing to 3.35m (11') to include alcove

Chrome LED spotlights and radiator.

**BEDROOM THREE** - 3.89m x 2.82m (12'9" x 9'3")  
Radiator and eaves storage cupboard.

**FAMILY BATHROOM** - With a fabulous white three-piece suite comprising shower bath with thermostat mixer drench shower unit with glazed side screen and grain effect tiled splash backs, pedestal wash hand basin and close couple WC. White upright radiator with chrome towel rail attachment.

## EXTERNALLY

**GARDENS** - The pretty open plan front garden has a shaped lawn and colourful nicely planted flowerbeds. Side access leads to a good-sized, well turned out rear garden trimmed with a close board fence and having a neat lawn, well established colourful border, decked patio area with external power sockets, outside lights, rear access gate onto bridleway and Farm Lane.

**GARAGE** - A Herringbone style block paved driveway provides parking for several cars and leads to a single detached brick built garage with an up and over door.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**Council Tax Band:** D

**Tenure:** Freehold



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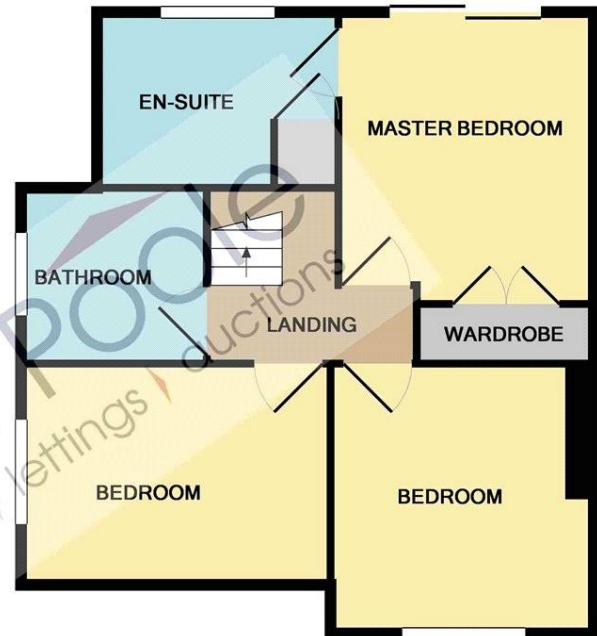
A photograph of the Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display various property listings and information. The interior is lit up, and the overall appearance is professional and modern.

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on the **BEST PRICE** you can expect in the  
current market



GROUND FLOOR  
APPROX. FLOOR  
AREA 705 SQ.FT.  
(65.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1272 SQ.FT. (118.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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