



## 166 Park Road

, Hartlepool, TS26 9LW

**Asking Price £294,000**



Igomove take pleasure in presenting this impressive 7 bedroom semi detached abode in a central residential location, with a host of amenities close by, this stunning period property boasts a wealth of key desirable attributes such as; 7 large bedrooms across two floors, stylishly appointed family bathroom, separate WC, ground floor shower room, excellent kitchen, useful utility room, pantry and storage cupboards, three large reception rooms, inviting entrance hall, mature gardens, one car gated driveway, garage, uPVC double glazing ( partially newly installed), gas central heating via newly installed boiler, fabulous original features, lovely decor, freehold.



Stunning bay fronted facade, walled block paved garden with established trees, single garage, one car gated block paved driveway, front door with beautiful portico over into;

Vestibule entrance with superb original mosaic tiled floor, dado rail, original etched glazed doors.

Welcoming entrance hall with beautiful period spindled stairs to the first floor accommodation, under stairs storage cupboard, solid wooden flooring, deep coving, picture rail, access to three reception rooms, immaculate decor.

Superb family lounge situated to the front of the property benefitting from a large bay window bringing in a great amount of natural light, fabulous ornate feature fire surround with real coal fire, granite hearth, decorative tiling, beautiful flooring, deep corning, double radiator, neutrally decorated.

Second reception room with door opening to the rear, deep coving, picture rail, stunning original solid marble effect fireplace with tiled up stand and hearth, neutral decor.

Rear entrance lobby, brick construction, single glazed door to rear garden.

Excellent sitting room/ dining room with feature fireplace, coal effect gas fire, bespoke built in cabinetry, laminate flooring, delightful decor.

Walk in storage/pantry part shelving, uPVC double glazed frosted window to the side. Tiled flooring.

Well fitted kitchen with a range of oak style wall, base and drawer cabinets, complimentary heat resistant 'granite effect' surfaces, stylish subway tiled backsplash, space for cooker, stainless extractor, space for fridge freezer, one and a half bowl stainless sink with chrome taps, stone tiled flooring, fitted storage cupboard. Access to shower room and utility.

Useful utility room with plumbing for washing machine and ample space to perform laundry duties, tiled flooring, pastel decor. Heat resistant surfaces.

Guest shower room comprising shower enclosure, WC and wall mounted wash basin, complimentary tiling, uPVC double glazed window to rear.

To the first floor landing there is a fitted storage cupboard, stunning original period stained glass window and access to;

Bedroom one is a huge double with bay window to the front elevation, extensive contemporary fitted wardrobes, deep coving, lovely decor.

Bedroom two is a spacious double with rear aspect window, laminate flooring, coving, single radiator, immaculately presented.

Bedroom three is another large double with rear elevation bay window, coving, single radiator, striking decor.

Bedroom four is of double proportions with side aspect window, excellent decor, laminate flooring, single radiator.

Bedroom five is a delightful room located to the front of the property, laminate flooring, single radiator, fitted storage.

The stylish family bathroom comprises jacuzzi whirlpool bath, over bath shower and vanity wash basin, granite star galaxy tiles.

Separate WC fitted in keeping with the bathroom with stylish tiling.

To the second floor;

Bedroom six is a capacious double room that could also be used as a further sitting room, with fitted storage cupboards, vaulted ceiling, recessed lighting and laminate flooring, double radiator, uPVC double glazed window to side aspect. This room offers a relaxing space to unwind.

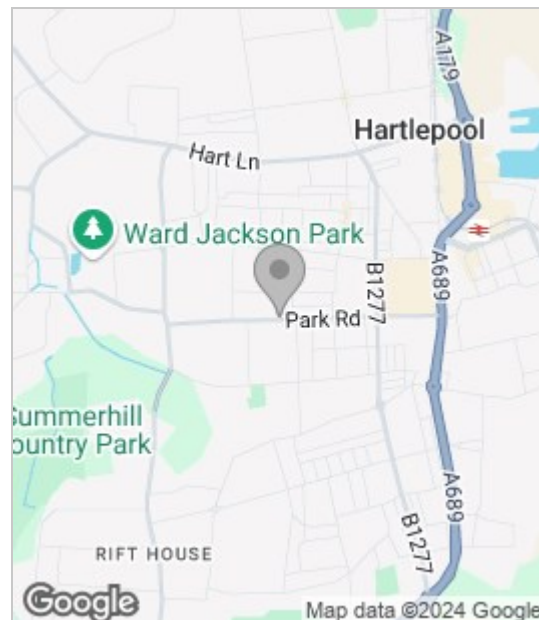
Bedroom seven is a large double with fitted storage, laminate flooring, excellent decor, raised platform, uPVC double glazed window to front aspect, recessed feature lighting.

To the rear is a mature, enclosed, walled lawned garden of large proportions with an array of various floral and fauna including mature trees and shrubbery, with seating area, established borders, patio area, garden shed.

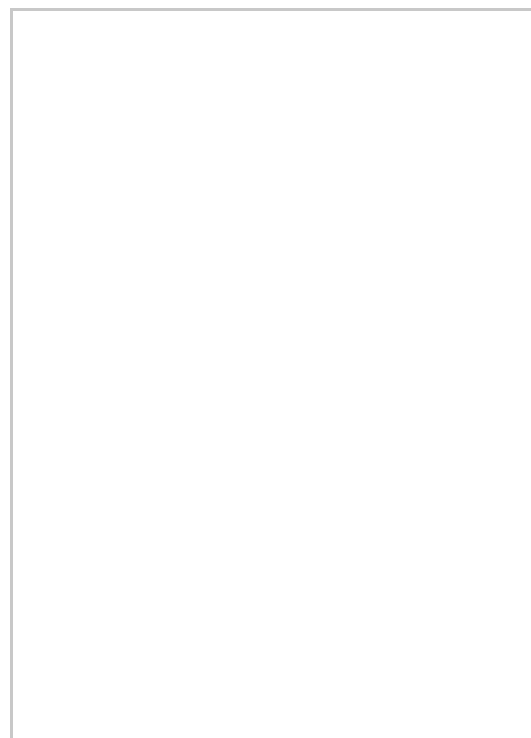
Large single garage.

This magnificent period property of capacious proportions won't disappoint, contact the Igomove team to view at your first opportunity.

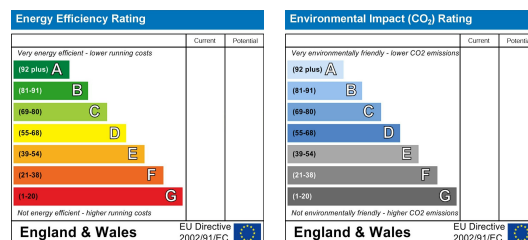
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.