



## 13 Brimston Close

, Hartlepool, TS26 0QA

**Offers Over £247,000**



ONE OF THE LARGEST PLOTS WITHIN THE CUL DE SAC!! VACANT POSSESSION ASSURED!!

READY FOR A NEW OWNER TO PUT THEIR OWN STAMP ON!!

This Fabulous four bedroom house located in a highly desirable location and requires some updating & tlc. It is situated on a private plot and provides a wealth of key desirable features including; four good sized bedrooms, plus additional ground floor bedroom/ additional reception room, ( master with en suite facilities), modern family bathroom, spacious lounge, delightful dining room, sunny conservatory, well equipped kitchen, useful utility room, guest cloakroom, entrance hall, gardens, three car driveway, detached garage, uPVC double glazing, NEW BOILER, gas central heating, freehold.



Well presented frontage, excellent corner position which affords a degree of privacy, three car block paved driveway, detached garage, front door into;

Entrance hall with stairs to the first floor.

Guest cloakroom comprising close coupled toilet and wash basin in white porcelain.

Bedroom five or additional reception room with window to the front elevation, decorative coving, modern decor.

Spacious lounge with bay window to the front elevation, stylish decor, decorative coving, laminate flooring, feature contemporary fireplace with pebble effect electric fire, open plan to;

Good size dining room with laminate flooring, pristine decor.

Sunny conservatory with fitted blinds.

Well equipped kitchen fitted with a selection of larder, wall, base, display and drawer cabinetry, wine rack, complimentary heat resistant surfaces, tiled backsplash, space for freestanding oven, integrated extractor, inset sink with chrome mixer tap.

Useful utility room with plumbing for washing machine and space for appliances.

To the first floor landing there is a side elevation window, fitted storage cupboard and access to;

Master double bedroom with front elevation window, stylish decor, with access to;

En suite shower room comprising shower enclosure, WC and wash basin in white porcelain with chrome fittings and complimentary tiling.

Bedroom two is a good sized double with rear aspect window, lovely decor.

Bedroom three is another double with contemporary decor.

Bedroom four is of single proportions with delightful decor.

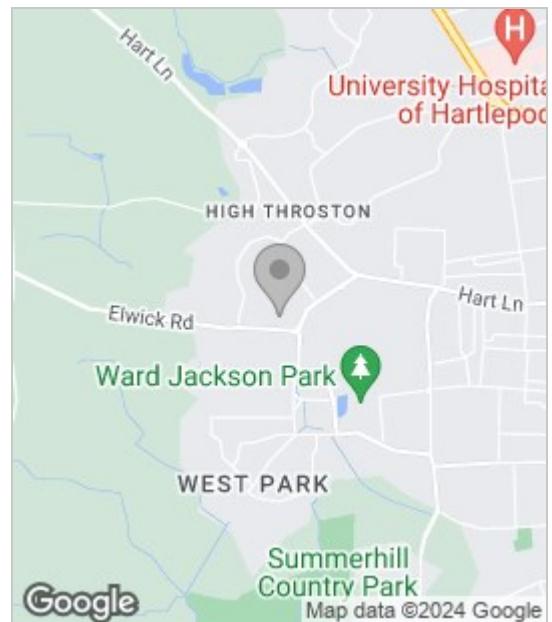
The family bathroom comprises bath with over bath shower, close coupled WC and pedestal wash basin in desirable white porcelain with chrome fittings, complimentary tiling to walls and floor.

Boarded loft space.

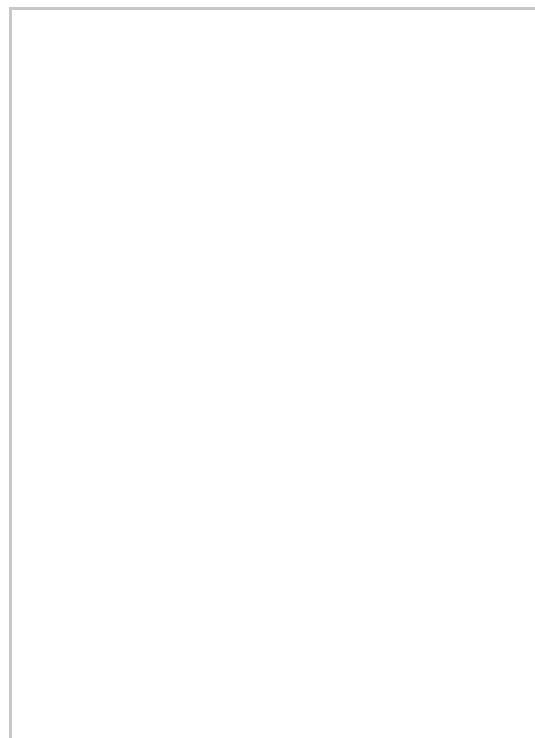
To the rear is a large enclosed garden with decking area and summer house.

This extended family property in a fantastic location offers well presented and versatile accommodation, we at Igomove advise early viewing.

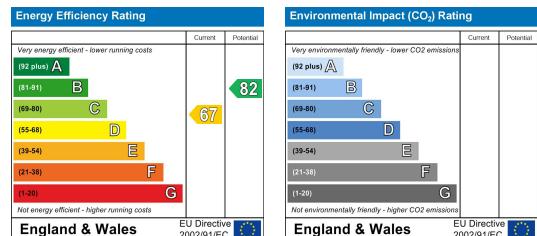
## Area Map



## Floor Plan



## Energy Efficiency Graph



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