



## 21 Wansbeck Gardens

, Hartlepool, TS26 9JQ

**Offers Over £145,000**



Igomove are pleased to offer to the market this vastly extended, energy efficient three bedroom mid terraced house with spacious loft, it provides a host of desirable key features such as; traditional facade, spacious lounge, delightful second sitting room, excellent dining room, well equipped kitchen, useful utility room, three bedrooms, large loft conversion, family bathroom, separate WC, rear garden, on street parking, uPVC double glazing, gas central heating via brand new energy efficient system, plus 7 new radiators installed, internal wall insulation, solar panels and air source heat pump providing energy efficiency A rating (at an installation cost of over £30,000), rear extension, lovely decor, vacant possession assured, freehold.



Sizable plot, lawned garden, mature shrubbery, off road parking, front door into;

Entrance hall with stairs to the first floor accommodation.

Good size kitchen in need of refurbishment fitted with a selection of cabinets, heat resistant surfaces and stainless one and a half bowl sink, tiled backsplash, fitted storage cupboard, ample space for appliances.

Large dining room with bay window to the front elevation, plaster coving and laminate flooring.

Spacious lounge with rear elevation window, plaster coving.

To the first floor landing there is a side elevation window.

Bedroom one is of double proportions with front elevation window.

Bedroom two is another double located to the rear with fitted wardrobe.

Bedroom three is a further rear aspect double.

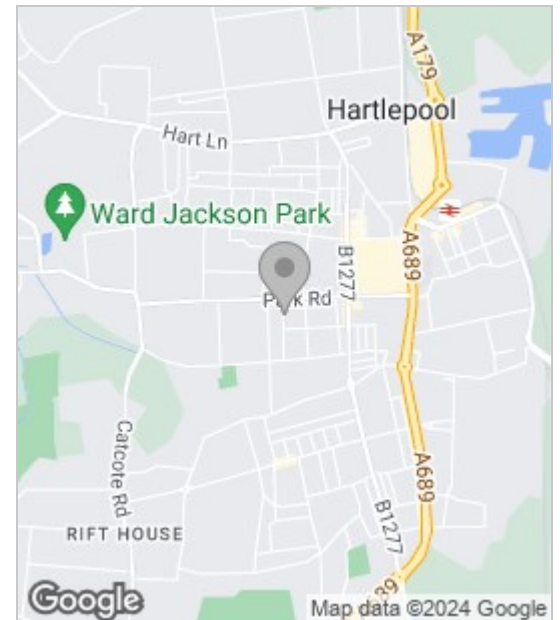
Bedroom four is a well proportioned room situated to the front of the property.

The family bathroom comprises bath, WC and pedestal wash basin in white with complimentary tiling.

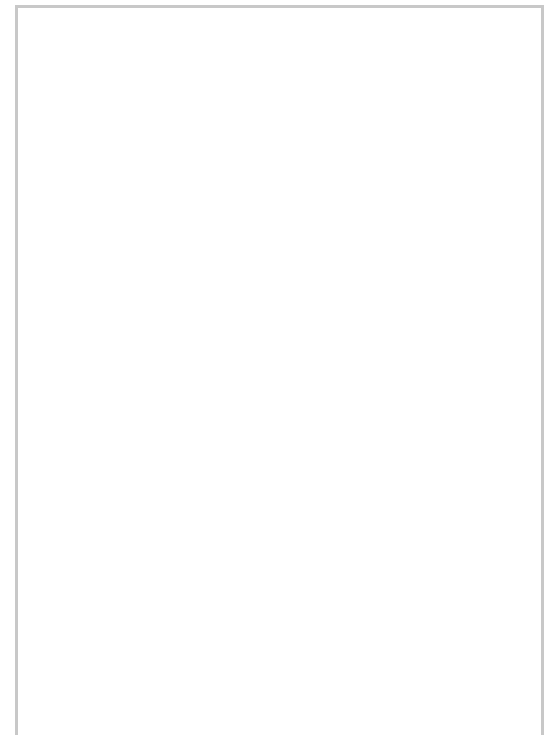
To the rear is a large enclosed lawned garden with patio and mature shrubbery.

A great investment or rental opportunity with potential to add value with some refurbishment required, this spacious home deserves further inspection, contact us at Igomove to arrange a viewing.

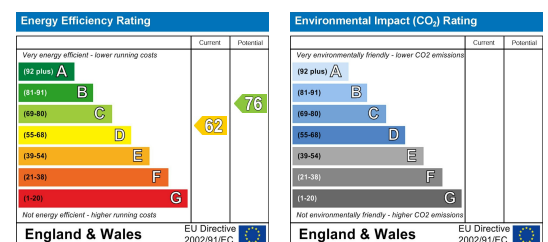
## Area Map



## Floor Plan



## Energy Efficiency Graph



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