



45 Merlin Way

, Hartlepool, TS26 0RT

Offers Over £280,000



Igomove take pride in presenting to the market this stylish three story, six bedroom house which has been skilfully enhanced to provide ample family and entertaining space, situated in the sought after location of bishop Cuthbert in an excellent prominent position, it offers a host of key desirable features including; six well proportioned bedrooms, (master with en suite facilities), excellent family bathroom, fantastic dining / kitchen/ family room, fabulous summer room extension, guest cloakroom, home bar, storage room, entrance hallway, well kept gardens, driveway, gas central heating, uPVC double glazing, stylish decor, upgraded fixtures and fittings, freehold.



Well presented contemporary facade with feature balcony, lawned garden, extensive driveway, front door into;

Entrance hallway with stairs to the first floor, pastel decor, decorative coving, laminate flooring.

Guest cloakroom which comprises hidden cistern WC and vanity wash basin, contemporary wall panelling, laminate flooring.

Stunning contemporary kitchen/ diner/ family room recently fitted with a host of stylish larder, wall, base and drawer cabinetry, solid granite surfaces, space for American fridge freezer, integrated oven, integrated microwave, integrated ceramic hob, designer inspired extractor, inset one and a half bowl sink, with mixer swivel tap, integrated dishwasher, integrated washing machine, fabulous central breakfasting island, recessed spotlights, decorative coving, laminate flooring.

Fabulous summer room with high vaulted ceiling, velux windows, concealed lighting, laminate flooring, stylish decor, French doors opening to the garden flanked by windows providing a great deal of natural light.

Home bar (converted from the garage), fitted with a bar unit, stainless sink, recessed spotlights, space to entertain.

To the first floor;

Master double bedroom with superb decor, decorative coving, fitted wardrobes, access to;

En suite shower room comprising oversized shower enclosure, hidden cistern WC and vanity wash basin, contemporary wall panelling.

Bedroom four/ first floor lounge is of double proportions with French windows and Juliet balcony to the front elevation, decorative coving, this versatile room is currently utilised as a lounge.

Bedroom five is also of double proportions, pretty decor, decorative coving.

Bedroom six is of single proportions with stylish decor.

To the second floor;

Bedroom two is a spacious double with fitted storage cupboard, pastel decor.

Bedroom three is a further double with dual aspect Velux windows, modern decor.

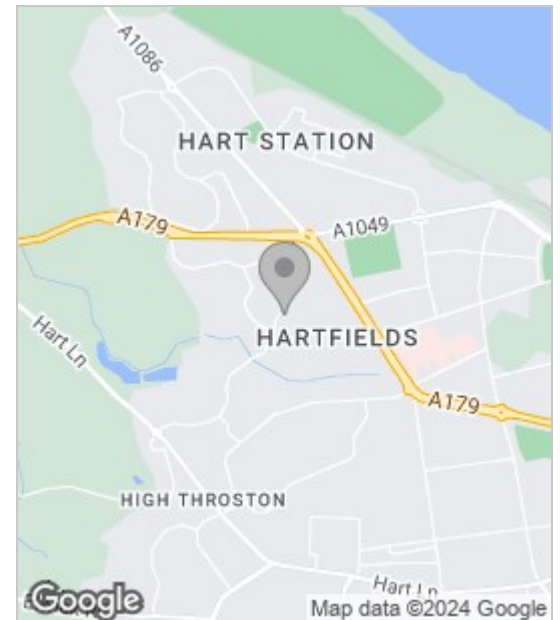
The lovely family bathroom comprises bath, hidden cistern WC and vanity wash basin, modern wall panels, velux window.

To the rear is an enclosed lawned garden with patio and established hedging, garden shed.

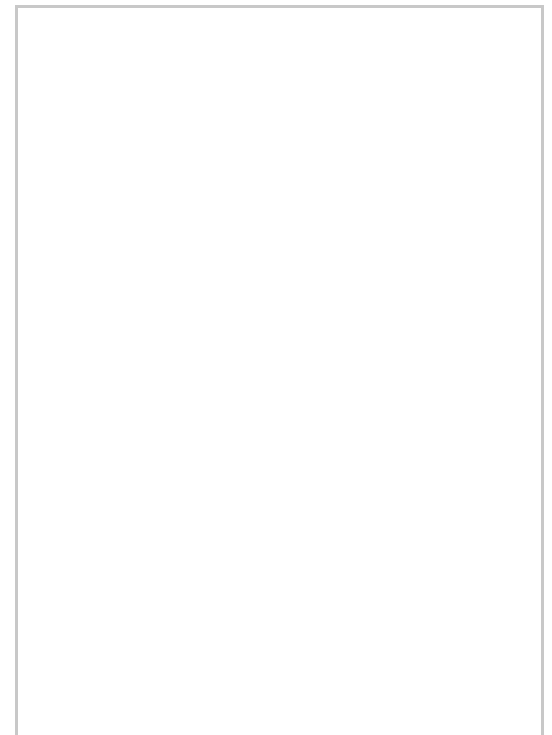
This absolutely stunning and incredibly spacious home has been extended and enhanced to provide a beautiful family residence in a desirable location, contact us at Igomove today to arrange your internal inspection.

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Area Map



Floor Plan



Energy Efficiency Graph

