



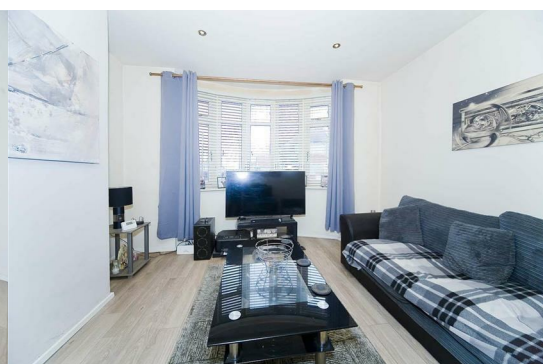
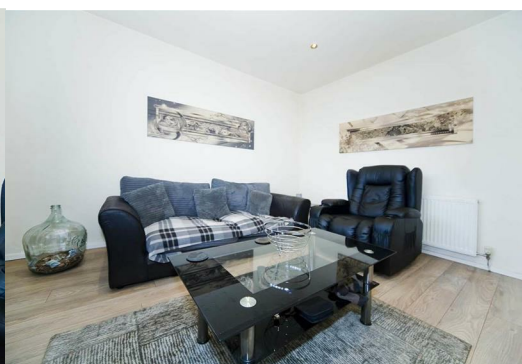
## 60 Caledonian Road

, Hartlepool, TS25 5LQ

**£110,000**



Igomove are pleased to list this well proportioned two bedroom semi detached house situated in a popular residential location, it offers a host of desired attributes and comprises; two double bedrooms, modern shower room, delightful lounge, well equipped kitchen, useful utility room, guest WC, recently fitted uPVC double glazing, gas central heating, fitted blinds, laminate flooring, neutral decor, West facing rear garden, driveway, freehold.



Attractive facade, easy maintenance garden, driveway, side elevation door into;

Entrance hallway with stairs to the first floor, laminate flooring, neutral decor.

Useful utility room with plumbing for washing machine, space for tumble drier, fitted wall cabinets.

Lobby with rear access door.

Guest WC comprising close coupled WC, tiled floor.

Lounge with bow window to the front elevation, neutrally presented with laminate flooring, recessed spotlights.

Well equipped contemporary kitchen newly fitted with a range of high gloss wall, base and drawer cabinets, complimentary surfaces, tiled backsplash, integrated oven, integrated hob, integrated fridge and freezer, integrated extractor, stainless sink with chrome mixer tap, recessed spotlights, laminate flooring, air circulation system to loft, two windows.

To the first floor landing there is a rear elevation window providing natural light and fitted storage cupboard.

Bedroom one is a spacious double with front elevation window, laminate flooring, tasteful decor.

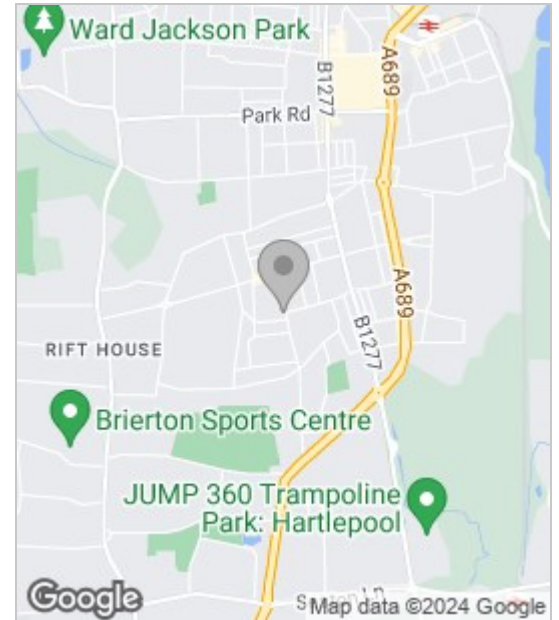
Bedroom two is also of double proportions located to the rear, pastel decor, laminate flooring.

The family shower room comprises shower enclosure, close coupled WC and wall mounted wash basin, heated towel radiator.

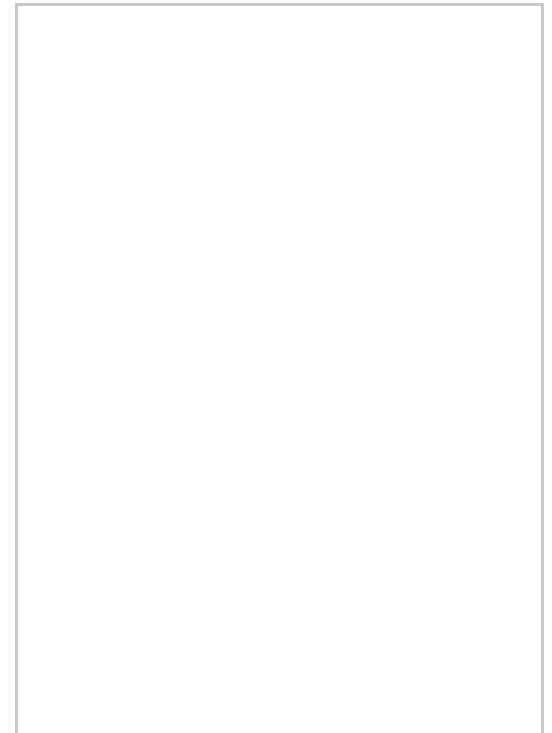
To the rear there is an enclosed artificial turf West facing garden with patio area.

Immaculate and spacious with many recent upgrades, the Igomove team highly recommend viewing of this superb property.

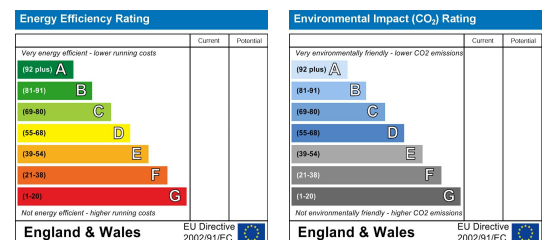
## Area Map



## Floor Plan



## Energy Efficiency Graph



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