



## 2 Cresswell Court

, Hartlepool, TS26 0ES

**£305,000**



Igomove are honoured to present to the market this excellent four bedroom detached house ideally placed in the prestigious location of West Park, this superb property offers a wealth of key desirable attributes which include; four well proportioned bedrooms, modern family bathroom, spacious living room, good size dining room, well planned shaker style kitchen, useful utility room, guest WC, sunny conservatory, garage, driveway, well kept gardens, uPVC double glazing, gas central heating, neutral decor throughout, freehold.



Well presented frontage, lawned garden, extensive block paved driveway for two vehicles to double garage, gated access to the rear, porch entry.

Inner door into;

Inviting entrance hall with stairs to the first floor, open plan to the lounge with solid wood flooring and neutral colour scheme.

Excellent living room with bow window to the front elevation, neutrally presented, decorative coving, beautiful solid wood flooring, feature fireplace with inset coal effect fire.

Guest cloakroom which comprises close coupled WC and pedestal wash basin, modern wall panelling.

Spacious dining room with neutral colour scheme, decorative coving, patio doors into;

Sunny conservatory with views over the garden, tied floor.

Well equipped kitchen fitted with an array of shaker style display, wall, base and drawer cabinets, complimentary surfaces, tiled backsplash, integrated oven, integrated gas hob, integrated hidden extractor, integrated dishwasher, space for fridge freezer, stainless sink with chrome mixer tap, neutrally decorated, tiled flooring.

Useful utility room/ storage room with plumbing for washing machine.

To the first floor landing there is a window which brings in an abundance of natural light, fitted storage cupboard, there is access to the boarded loft from ladders and also to;

Bedroom one is a good sized double located to the front of the property, laminate flooring and neutral decor with decorative coving, fitted wardrobes.

Bedroom two is another double with rear elevation window, neutral colour palette, laminate flooring, fitted wardrobes.

Bedroom three is well proportioned double and is situated to the rear, decorative coving, laminate flooring, neutrally decorated.

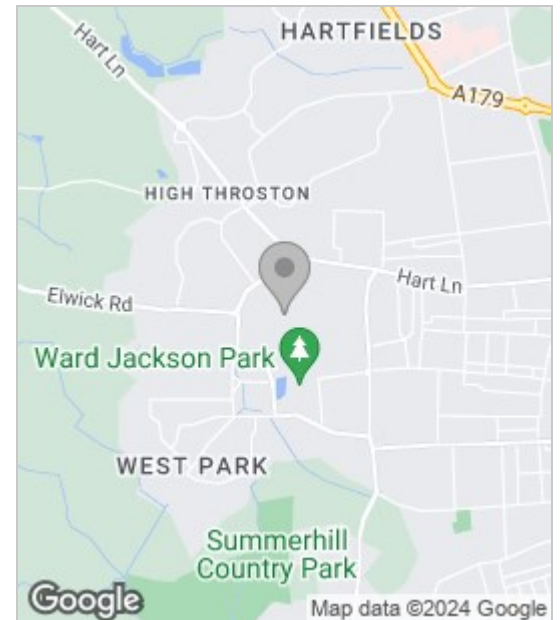
Bedroom four is of single proportions with views to the front, decorative coving, laminate flooring, neutral decor.

The modern family bathroom comprises bath with over bath shower, folding glass shower screen, close coupled WC and pedestal wash basin, complimentary tiling to walls and floor.

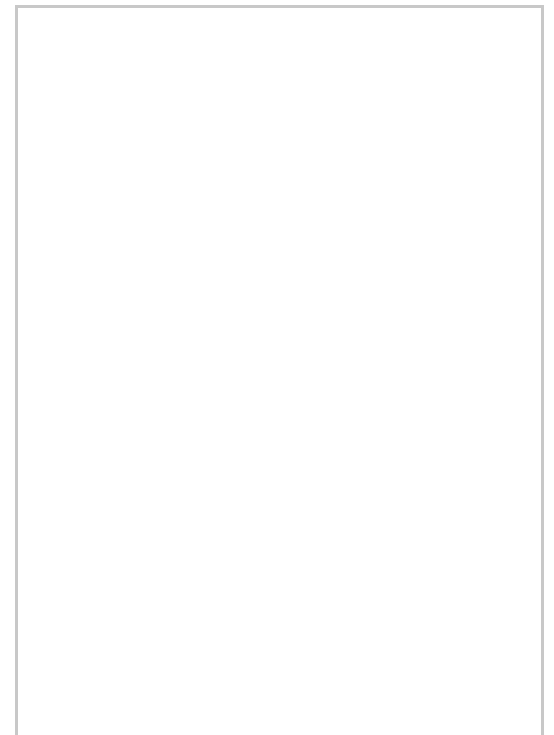
To the rear is an enclosed garden laid to lawn with decking area and established shrubbery.

This fantastic four bedroomed detached property located in West Park is sure to generate a great deal of interest and the Igomove team urge early viewing to secure it.

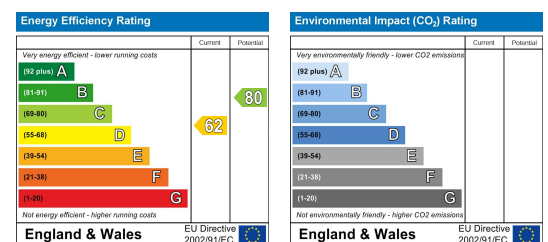
## Area Map



## Floor Plan



## Energy Efficiency Graph



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