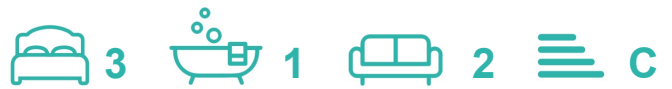




2 Mowbray Road  
, Hartlepool, TS25 2LY

**£205,000**



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Entrance Hall - A bright and inviting tiled entrance hall which incorporates stairs to the first floor, with single radiator, and access to:

Large Family Lounge - 7.9m x 3.7m (25'11 x 12'12) - A good sized family lounge with uPVC double glazed bow window to the front aspect, feature fire surround with decorative back and base, inset 'coal' effect electric fire, fitted carpet, French doors to the rear patio and garden area, television point, radiator. Access to Kitchen.

Dining Room - 4.2m x 3.7m (13'9 x 12'2) - Converted dining room or multi purpose area, with fitted carpet, single radiator.

Kitchen/Breakfast area - Fitted with a modern range of white 'shaker' style units to base and wall level with oak work surfaces incorporating a traditional ceramic 'Belfast' sink with mixer tap, 'Rangemaster' oven with gas hob and extractor hood, uPVC double glazed windows offering views of the rear garden, inset spotlighting to ceiling, door to:

Utility Room and Cloakroom/WC - Under counter space for washing machine and dryer, rear door access to patio/garden.

WC with hand basin, uPVC window, tiled flooring and half tiled walls.

First Floor;

Landing - fitted carpet, access to all 3 bedrooms and family bathroom;

Bedroom 1 - 3.5m x 3.4m (11'6 x 11'2) Large uPVC double glazed window to the front aspect, fitted

carpet, large radiator.

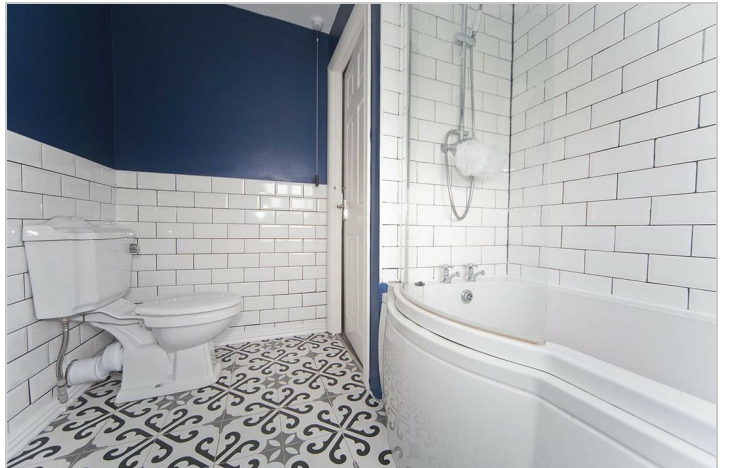
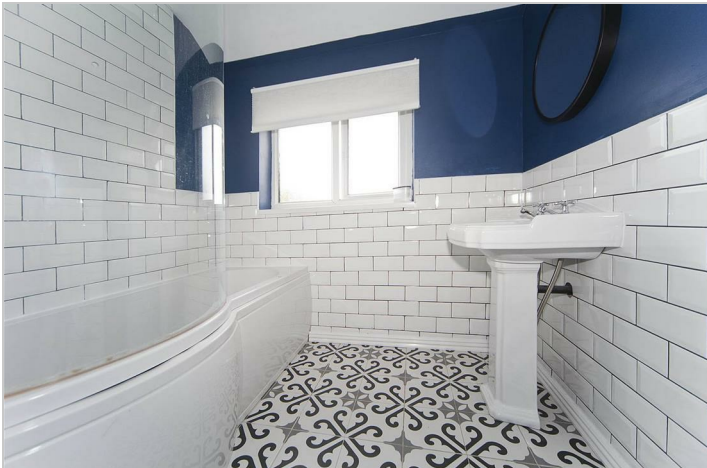
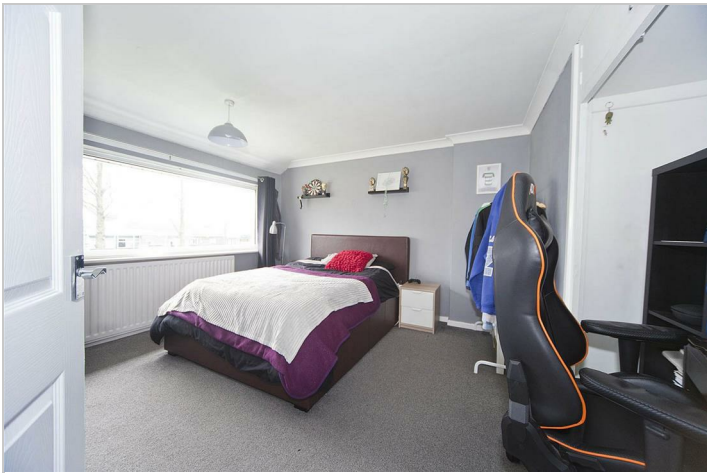
Bedroom 2 - 3.4m x 3m (11'2 x 9'10) Large uPVC double glazed window to the front aspect, fitted carpet, large radiator.

Bedroom 3 - 2.7m x 2.10m (8'10 x 6'11) uPVC double glazed window, fitted carpet, single radiator

Family Bathroom - Fitted with a three piece suite comprising: corner panelled bath, curved shower screen, with mixer tap and shower attachment. Traditional hand basin with chrome taps and WC. Decorative tiled flooring, and half tiled walls. uPVC double glazed and frosted window, heated towel radiator.

Exterior; Front and Rear Gardens, driveway and detached single garage, currently fitted out with a home office to a good standard.

Nb - Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



## Road Map



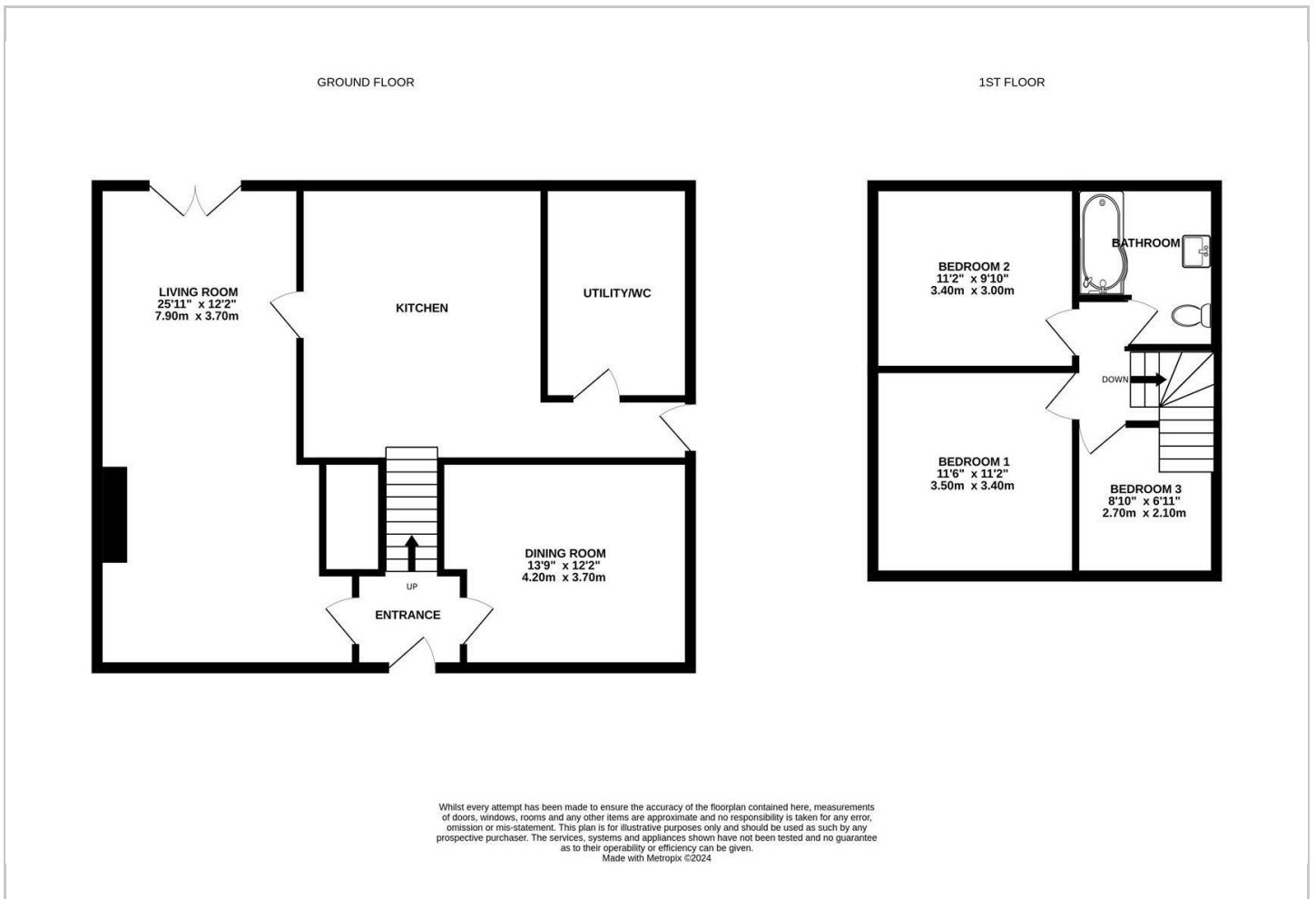
## Hybrid Map



## Terrain Map



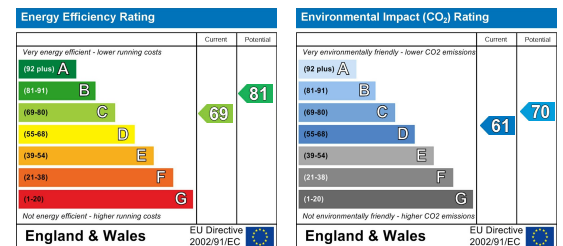
## Floor Plan



## Viewing

Please contact our I Go Move Darlington Office on 01325 643005 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.