



## 5 Honiton Way

, Hartlepool, TS25 2PS

**Offers Over £165,000**



Igomove happily present this excellent three bedroom semi detached house located on the popular Fens estate, it provides a host of desirable features which include; three good size double bedrooms, modern bathroom, separate WC, spacious lounge and dining room, well equipped kitchen, entrance hall, gardens ( rear is South West facing), block paved driveway, garage, uPVC double glazing, gas central heating, freehold.



Well presented frontage, lawned walled garden, one car block paved driveway to garage, front door into;

Entrance hall with full height window to the front elevation bringing in natural light, stairs to the first floor accommodation, dado rail.

Spacious lounge with bay window to the front elevation, feature fire surround with inset coal effect gas fire, neutral decor, decorative coving, semi open plan to;

Good size dining room with window to the rear, neutrally presented with decorative coving.

Well equipped kitchen comprising wall, base and drawer cabinets, complimentary heat resistant surfaces, integrated oven, integrated gas hob, integrated extractor hood, space for appliances, stainless sink with chrome mixer tap, fitted storage cupboard, tiled floor, half glazed rear access door.

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

Bedroom one is of double proportions with bay window to the front elevation and wall to wall sliding mirror fitted wardrobes, laminate flooring, floral decor.

Bedroom two is another double situated to the rear, neutral decor.

Bedroom three is well proportioned double with fitted storage and front elevation window, pastel decor, laminate flooring.

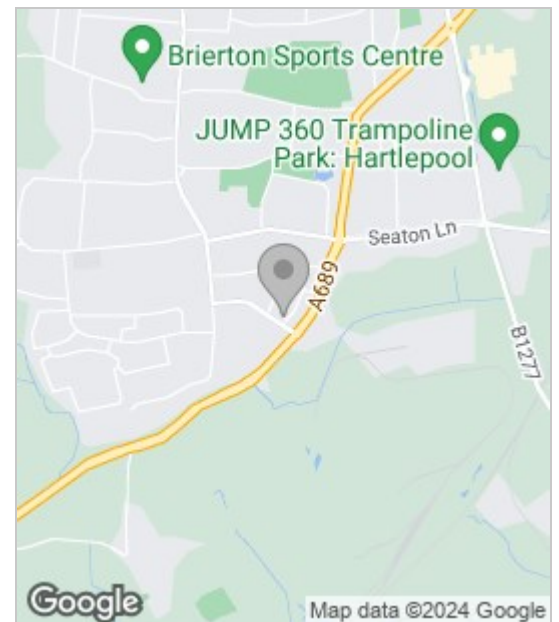
The family bathroom comprises bath with over bath shower, pedestal wash basin and complimentary tilig.

Separate close coupled WC.

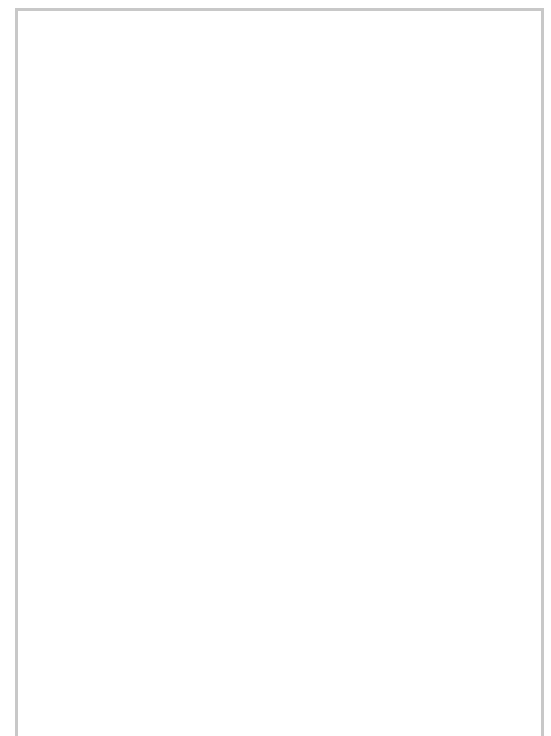
To the rear is an enclosed, good size South West facing garden laid to lawn with dwarf wall, patio area and a host of mature shrubs.

Offered with vacant possession assured on a generous plot with scope to extend to the side and rear, Igomove highly recommend viewing of this well proportioned family home.

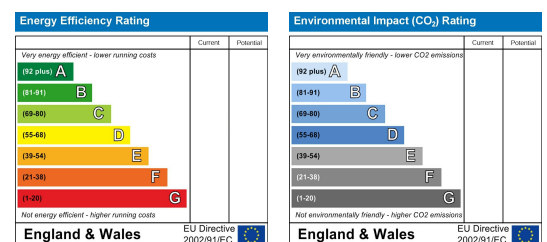
## Area Map



## Floor Plan



## Energy Efficiency Graph



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