



17 Manor Road

, Hartlepool, TS26 0EH

£485,000



Igomove take immense pride in offering to the market this exceptional LARGE four bedroom detached House with huge loft room situated in Hartlepool's premier location of West Park, this fantastic abode offers a host of key desirable elements including; four large double bedrooms (one is located to the ground floor), huge loft room, dual aspect lounge, inviting entrance hallway, home office, separate dining room, good size kitchen, useful utility room, modern guest cloakroom, boiler room, entrance porch, well stocked mature gardens (rear is expansive), 8 vehicle driveway, huge detached garage with workshop and space for 4 cars!! plus could be used as office, external security cameras to all aspects of the property, uPVC double glazing, gas central heating, eicr check done and updated distribution board, new carpets, neutrally presented, freehold.



Superb facade, excellent plot with significant kerb appeal, huge well stocked lawned terraced garden, 8 car block paved driveway to huge detached garage with potting shed to the rear, front door flanked by full height windows into;

Entrance vestibule entrance which opens into;

Spacious L shaped hallway, two fitted storage cupboards, neutral colour scheme, decorative coving, amtico flooring, stairs to the first floor, side elevation window.

Beautiful lounge with bow window to the front elevation and side elevation window providing an abundance of natural light, decorative coving, ceiling roses, neutral decor, feature fireplace with contemporary log effect fire.

Separate dining room located to the front of the property, neutral colour palette.

Bedroom four is of double proportions with rear aspect window and side elevation door flanked by windows, feature beams, immaculate decor, alternatively could be utilised as an additional reception room.

Guest cloakroom comprising concealed cistern WC and vanity wash basin combination storage unit, complimentary tiling, amtico flooring, feature chrome heated towel radiator.

Well equipped kitchen, comprising an array of wall, base, larder and drawer line cabinets, complimentary heat resistant surfaces, breakfast bar, integrated oven, integrated grill, integrated stainless extractor, integrated ceramic hob, one and a half bowl stainless sink with chrome mixer tap.

Useful utility room with half glazed rear access door, fitted cabinets, ample space for tumble drier, plumbing for washing machine, space for additional appliances.

Home office/ study with dual aspect windows, neutral colour scheme.

Boiler room (accessed via rear aspect door)

Bedroom one is a spacious double with front elevation window and walk in wardrobe, excellent decor.

Bedroom two is a large dual aspect double with fitted storage, well presented.

Bedroom three is well proportioned double and is located to the rear, lovely decor.

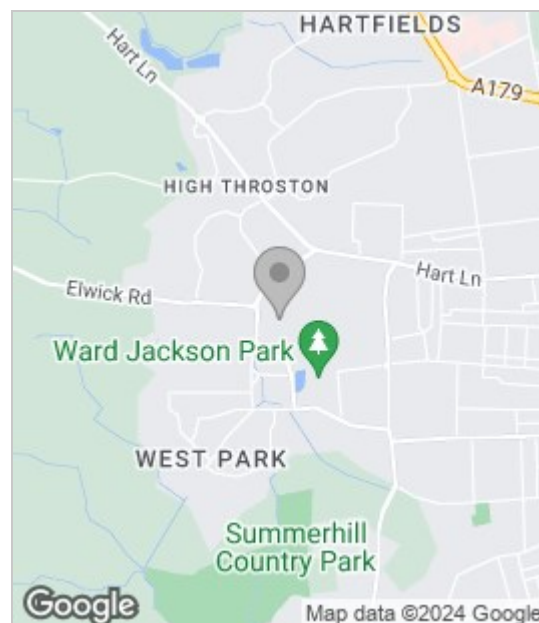
The four piece family bathroom comprises bath, quadrant shower enclosure, concealed cistern WC and vanity wash basin, chrome heated towel rail, complimentary tiling, amtico flooring.

Huge loft room mostly boarded, accessed via Bed one, neutrally presented.

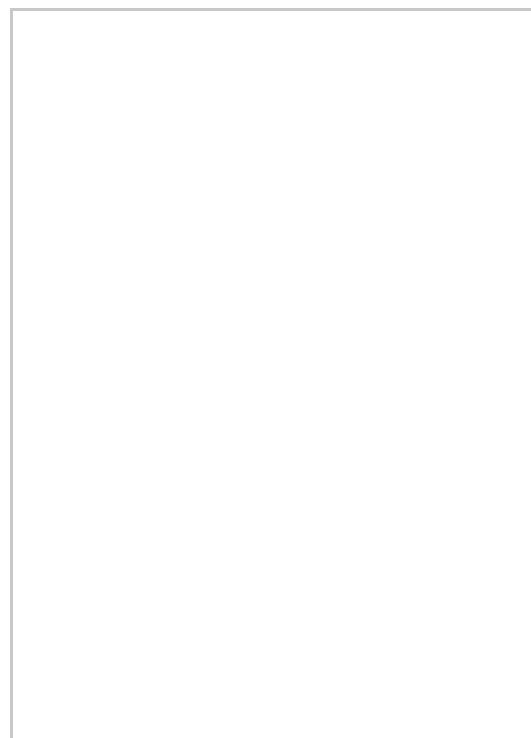
To the rear is an enclosed well stocked expansive garden laid to lawn with mature trees and shrubbery, extensive patio, greenhouse.

Rarely available this large bungalow in a sought after location must be inspected to fully appreciate all it has to offer, contact the Igomove team today to view.

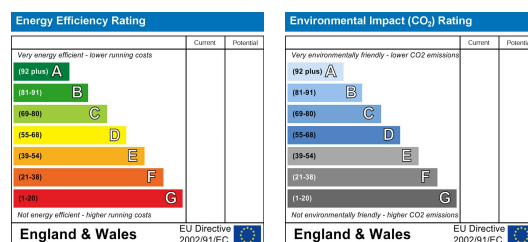
Area Map



Floor Plan



Energy Efficiency Graph



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