



## 22 Brian Honour Avenue

, Hartlepool, TS24 8FP

**£147,000**



Igomove are pleased to present to the market this stylish three bedroom link semi detached town house situated on a modern development located within an established residential neighbourhood, immaculate in every respect it offers several desirable elements including; three good sized bedrooms ( master benefitting from en suite facilities), modern family bathroom, stylish lounge, superb open plan kitchen diner, guest cloakroom, off road parking, garage, uPVC double glazing, gas central heating, stylish decor, freehold.



Attractive contemporary facade, low maintenance garden, off road parking, front door into;

Open concept contemporary kitchen diner comprising a good selection of fitted wall, display, larder, base and drawer cabinets, complimentary surfaces, integrated oven, integrated gas hob, integrated stainless multifunction extractor, stainless sink with chrome mixer tap, integrated dishwasher, integrated fridge freezer, peninsular breakfast bar, laminate flooring, recessed spotlights, fitted storage cupboard, stairs to the first floor accommodation, anthracite column radiator, stylish decor.

Guest cloakroom comprising close coupled WC and vanity wash basin, stylish subway tiling, anthracite towel radiator.

Delightful lounge with French doors opening to the rear garden, pristine decor, feature fireplace with wooden mantle and cast fire.

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

Bedroom two is a large double located to the rear, immaculate decor.

Bedroom three is of single proportions with front elevation window, pristine decor.

The delightful family bathroom comprises bath, close coupled WC and pedestal wash basin, complimentary tiling.

To the second floor;

Master double with dual Velux windows to the rear, impeccable decor, fitted storage and with access to;

En suite shower room which comprises double shower enclosure, pedestal wash basin and close coupled WC, complimentary tiling.

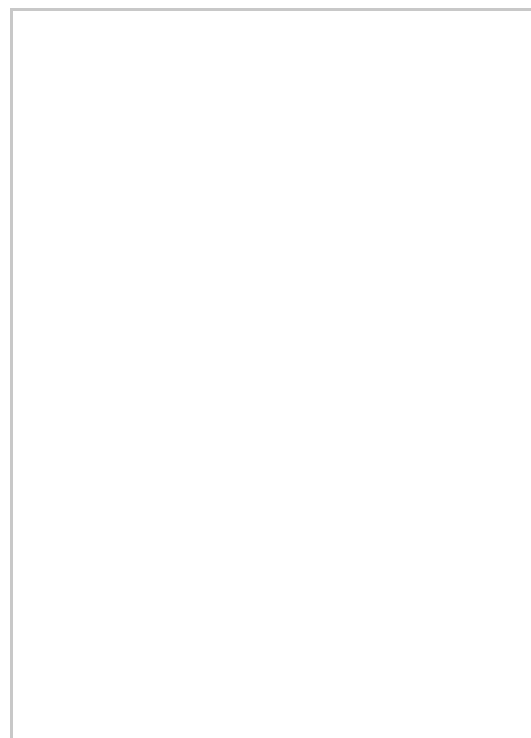
To the rear is an enclosed low maintenance artificial turf garden with patio area, not directly overlooked therefore providing a great deal of privacy, access to garage.

Absolutely beautiful throughout, do not hesitate to contact the Igomove team to brook a viewing, this delightful abode does not disappoint.

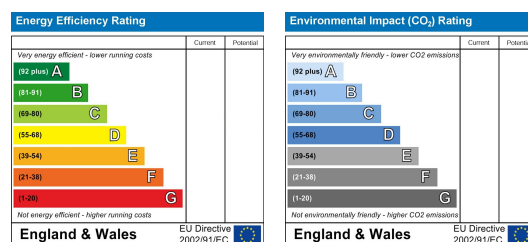
## Area Map



## Floor Plan



## 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.