



## 28 Benmore Road

, Hartlepool, TS25 3DF

**£105,000**



Igomove take pleasure in presenting this well proportioned three bedroom semi detached house suited in a popular residential area, close to schools, shops and bus services, it offers several key desirable elements including; three well proportioned bedrooms, family bathroom, separate WC, spacious lounge, excellent size dining room, well proportioned kitchen, entrance hall, uPVC double glazing, gas central heating, extensive gardens ( rear is South facing), freehold.



Well presented frontage, large lawned walled garden, side elevation door into;

Welcoming entrance hall with stairs to the first floor, fitted storage cupboard.

Good size kitchen fitted with wall, base and drawer units, heat resistant surfaces, stainless sink, space for appliances, half glazed rear access door.

Spacious lounge with wall mounted gas fire, double doors into;

Well proportioned dining room.

To the first floor landing there is a side elevation window providing natural light, fitted storage cupboard and access to:

Bedroom one is a double with rear elevation window.

Bedroom two is of double proportions with front aspect views.

Bedroom three is of single proportions with side elevation window.

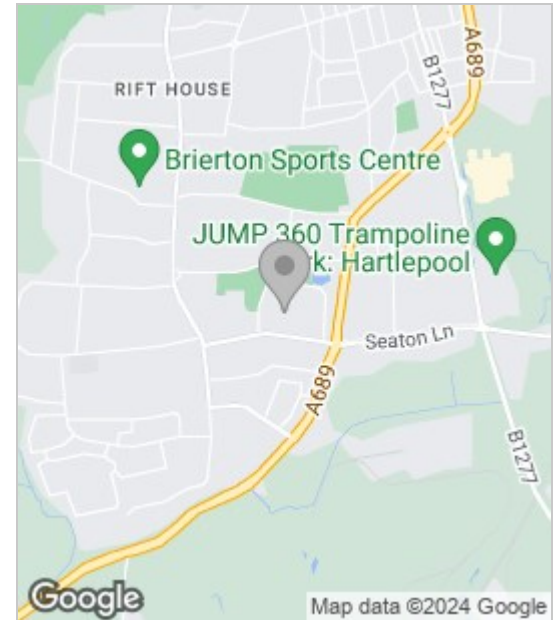
The family bathroom comprises bath and wash basin, complimentary tiling.

Separate close coupled WC, complimentary tiling.

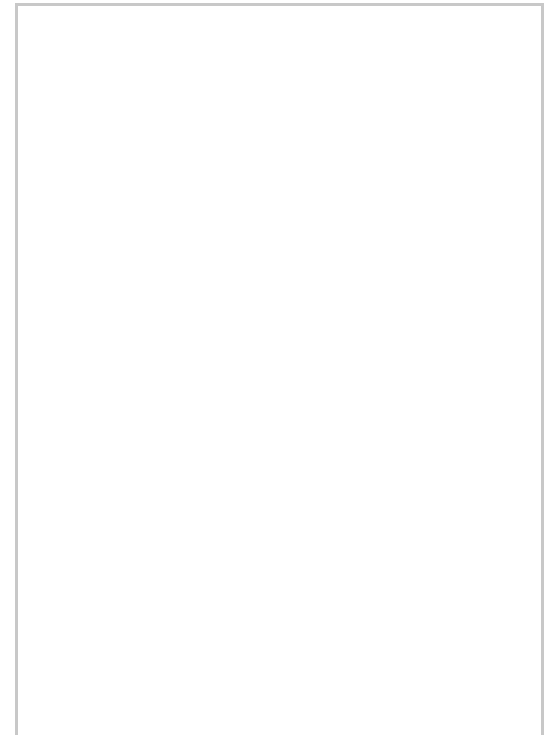
To the rear is an enclosed South facing garden laid to lawn with mature shrubs, greenhouse.

In need of modernisation but with a great deal of potential for prospective new owners to put their stamp on it, contact the Igomove team at your earliest convenience and we would be thrilled to assist.

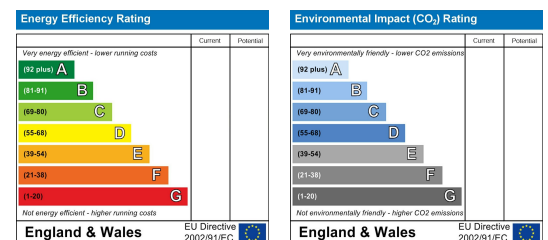
## Area Map



## Floor Plan



## Energy Efficiency Graph



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