



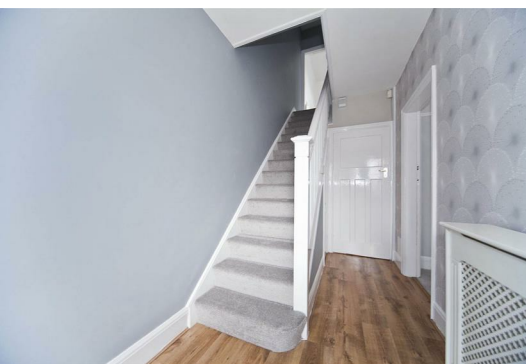
## 22 Roseberry Road

, Hartlepool, TS26 8LD

**£105,000**



Igomove are pleased to list this three bedroom semi detached house located in an established area, it provides several desired elements including; three well proportioned bedrooms, modern bathroom, spacious lounge, separate dining room, well equipped kitchen, entrance hall, rear yard, uPVC double glazing, gas central heating, on street parking, excellent decor, freehold.



Well presented double bay front elevation, walled palisade garden, gated access, front door with canopy over into;

Entrance hall with stairs to the first floor and fitted storage cupboard, laminate flooring, pastel decor, wall lights, windows to the front elevation bringing in natural light.

Excellent lounge with bay window to the front elevation, superb fireplace with gas fire, picture rail, modern decor.

Well equipped kitchen fitted with an array of larder, wall and drawer line base cabinets, complimentary surfaces, integrated oven, integrated electric hob, integrated stainless multifunction extractor, stainless sink with chrome mixer tap, half glazed rear exterior door.

Good sized dining room with laminate flooring and recessed spotlights.

To the first floor;

Bedroom one is a sizable double with bay window to the front elevation, fitted wardrobes, immaculate decor.

Bedroom two is situated to the front with pristine decor.

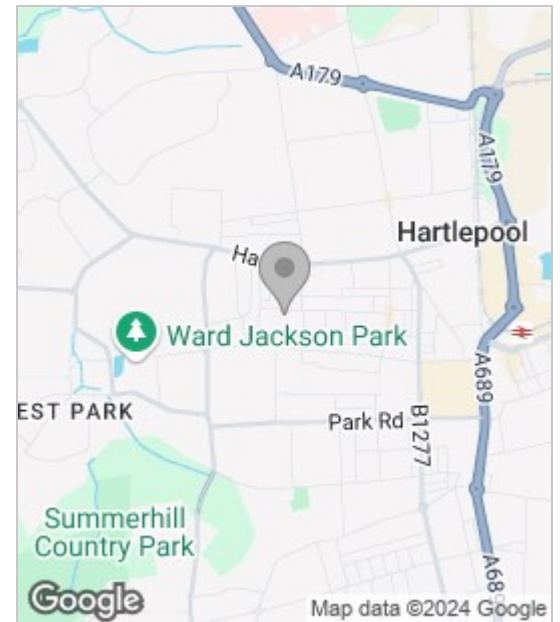
Bedroom three is located to the rear and is of single proportions, neutrally presented.

The stylish family bathroom comprises bath with shower, glass shower screen, close coupled WC and wall mounted wash basin, chrome heated towel radiator, recessed spotlights, fabulous tiling.

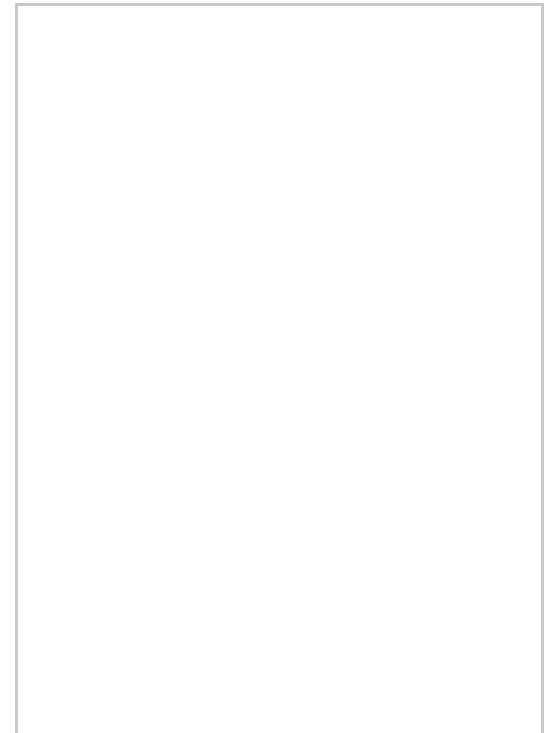
To the rear is an enclosed courtyard garden laid with Indian sandstone paving with a brick built shed and rear gated access.

Offered with vacant possession assured this well presented home can be viewed by contacting the Igomove team at your first opportunity.

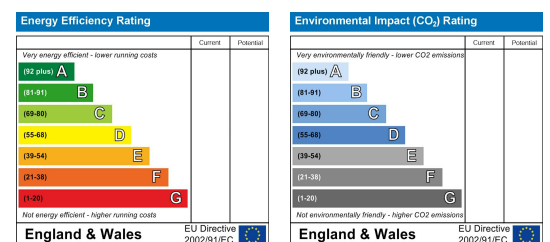
## Area Map



## Floor Plan



## Energy Efficiency Graph



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