



2 Westland Avenue

, Hartlepool, TS26 9NT

£220,000



NO CHAIN!!! Igomove are pleased to announce the listing of this extended three bedroom semi detached house situated in a popular residential area, it boasts a host of desirable key attributes such as; three well proportioned bedrooms, modern family bathroom, separate WC, excellent lounge, home office, playroom, stunning kitchen, useful utility room, sunny garden room, guest cloakroom, entrance hall, uPVC double glazing, gas central heating, fitted blinds, excellent decor, freehold.



Well presented frontage, established lawned garden with mature shrubbery, one car driveway.

Front door with canopy over into;

Inviting entrance hall with wrought iron stairs to the first floor and fitted storage cupboard, contemporary flooring, delft rack.

Excellent lounge with window to the front elevation, feature fireplace with real open fire, beautiful flooring, decorative coving.

Playroom with twin windows to the rear.

Home office (formally the garage) with front elevation window.

Guest cloakroom comprising WC and wash basin.

Useful utility room with plumbing for washing machine, space for tumble drier, adequate space to perform laundry duties.

Fabulous kitchen fitted with an array of shaker style larder, wall, base and drawer cabinets, complimentary solid surfaces, stylish subway tiled backsplash, integrated double oven, integrated ceramic hob, integrated dishwasher, space for American fridge freezer, ceramic sink with jet swivel tap, central island, feature fireplace.

Sunny garden room with French doors opening to the garden and Velux window bringing in additional natural light, vaulted ceiling, recessed spotlights.

To the first floor landing there is a side elevation window and access to;

Bedroom one is a large double with wall to wall fitted mirrored wardrobes and window to the front elevation, laminate flooring, lovely decor.

Bedroom two is another spacious double with rear aspect views and fitted wardrobe, laminate flooring, excellent decor.

Bedroom three is a single room located to the front with fitted storage, superb decor.

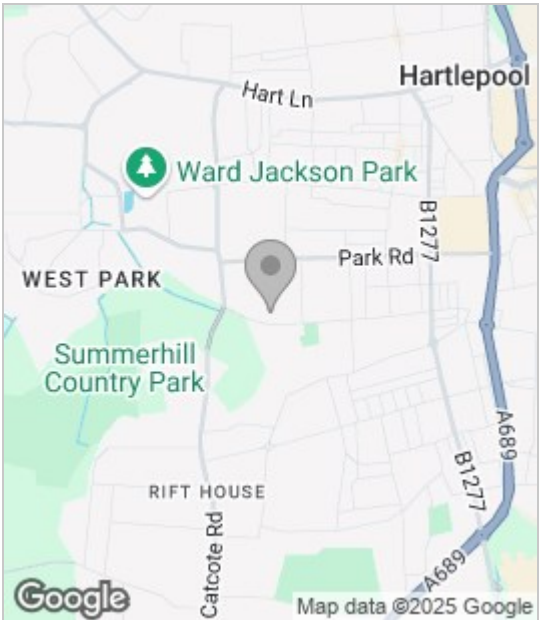
The beautiful family bathroom comprises roll top bath, over bath shower and stylish vanity wash basin, heated towel radiator, subway tiling.

Separate high level cistern WC.

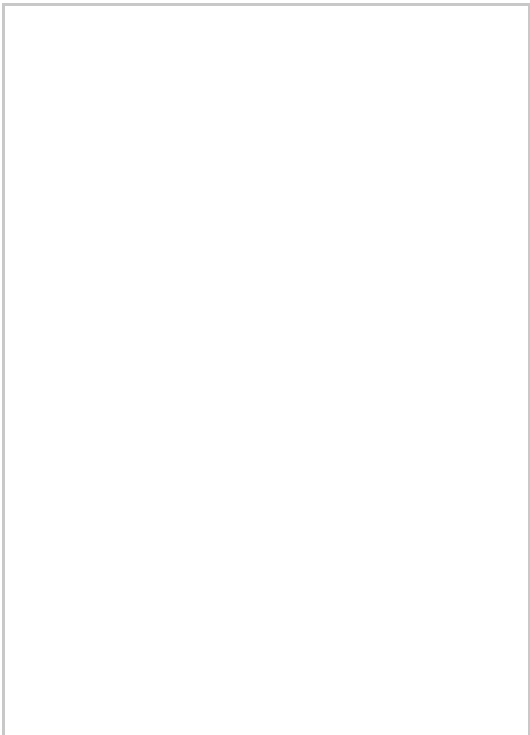
To the rear is an enclosed nice size garden laid to lawn with decking area, block paved patio and mature hedging providing seclusion.

Extended to the rear and remodelled including a garage conversion, this superb property offers spacious and versatile accommodation, contact us at Igomove and we will happily arrange a viewing.

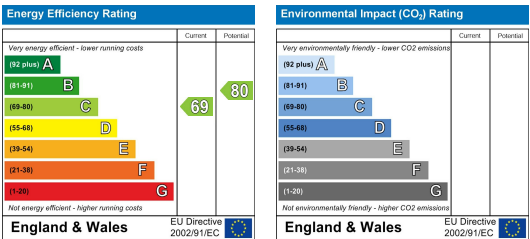
Area Map



Floor Plan



Energy Efficiency Graph



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