



**113 Merlin Way**

, Hartlepool, TS26 0QT

**Offers Over £250,000**



Igomove are privileged to list this excellent four bedroom detached house situated on the popular Bishop Cuthbert estate, it provides a host of desirable key elements such as; four good size bedrooms ( master benefitting from en suite facilities), modern family bathroom, excellent lounge, open concept kitchen diner, useful utility room, guest cloakroom, gardens( rear is South facing), 2/3 vehicle driveway, integral garage, uPVC double glazing, gas central heating, immaculate decor, freehold.



Well presented frontage, lawned garden, 2/3 car driveway to integral garage, front door with canopy over into;

Vestibule entrance with stairs to the first floor, laminate flooring, neutrally presented.

Excellent lounge with bay window to the front elevation, tasteful decor, decorative coving, feature fireplace with electric coal effect fire, and with double doors opening into;

Open concept kitchen diner fitted with an array of shaker style wall, base and drawer cabinets, complimentary surfaces, integrated oven, integrated gas hob, integrated extractor, stainless sink with chrome mixer tap, space for dishwasher, space for fridge freezer, peninsular breakfast bar, ample dining space, fitted storage cupboard, recessed spotlights, decorative coving, neutral decor, tiled flooring, French doors to the garden.

Useful utility room with plumbing for washing machine, space for tumble drier, fitted storage, stainless sink with chrome mixer tap and space to perform laundry duties, half glazed exterior access door.

Guest cloakroom comprising close coupled WC and wall mounted wash basin, tiled backsplash, tiled floor, contemporary decor.

To the first floor landing there is a fitted storage cupboard and access to;

Master double bedroom with window to the front elevation, stylish decor and benefiting from;

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

Bedroom two is another double situated to the front, excellent decor.

Bedroom three is a further double located to the rear with laminate flooring and pastel decor.

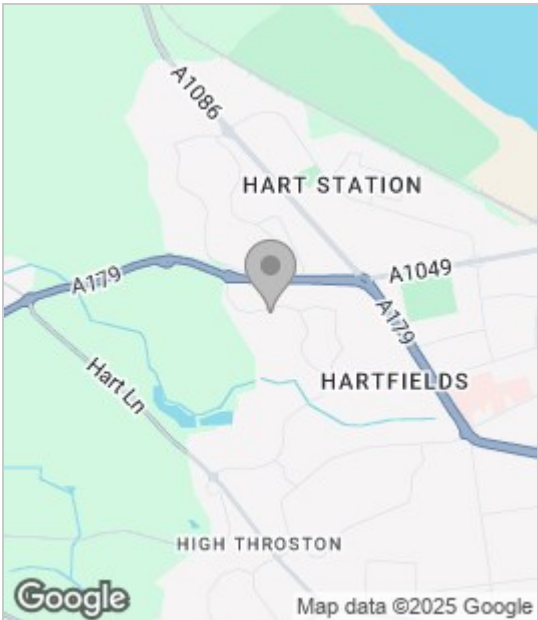
Bedroom four has rear aspect views and is of double proportions, laminate flooring, neutral decor.

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

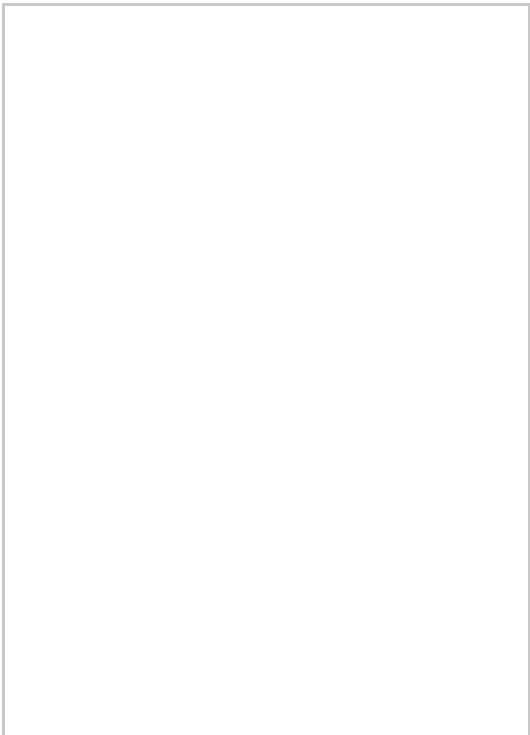
To the rear is an enclosed South facing garden laid to lawn with patio area and established shrubbery.

This delightful and well proportioned home is located in a popular residential area with a local pub and array of shops including supermarket close by, Igomove recommend early viewing.

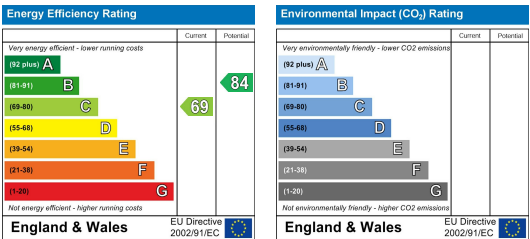
Area Map



Floor Plan



Energy Efficiency Graph



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