



## 248 Raby Road

, Hartlepool, TS24 8LA

**£110,000**



Igomove are pleased to announce the listing of this good size three bedroom semi detached house in a popular residential area, it provides several key desirable attributes that include; three well proportioned bedrooms, family shower/wet room, good sized lounge, separate dining room, well equipped kitchen, utility room, guest WC, uPVC double glazing plus composite front door, partial gas central heating, fitted blinds, on street parking, freehold.



Well presented frontage, walled low maintenance garden with wrought iron railings and gate, front door into;

Entrance hall with side elevation window providing natural light, stairs to the first floor accommodation, neutral decor.

Excellent lounge with window to the front elevation, modern decor, feature fireplace with marble hearth and upstand, inset chrome coal effect electric fire, with double doors into;

Separate dining room with window to the rear of the property, stylish decor.

Well equipped kitchen fitted with a selection of wall, base and drawer cabinets, complimentary surfaces, tiled backsplash, integrated oven, integrated gas hob, stainless sink with chrome mixer tap, tiled floor, space for appliances, dual windows.

Utility room with ample room to perform laundry duties.

Store room.

Guest WC.

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

Bedroom one is a spacious double with front elevation window and two fitted storage cupboards.

Bedroom two is also of double proportions with fitted wardrobe.

Bedroom three is a further double with fitted storage and rear elevation window.

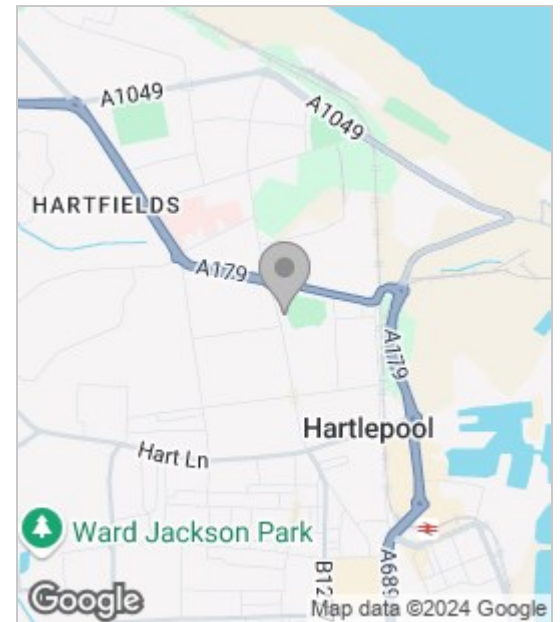
The shower room/ wet room comprises walk in shower, close coupled WC and wall mounted wash basin, complimentary tiling, anti-slip flooring.

Partially boarded loft.

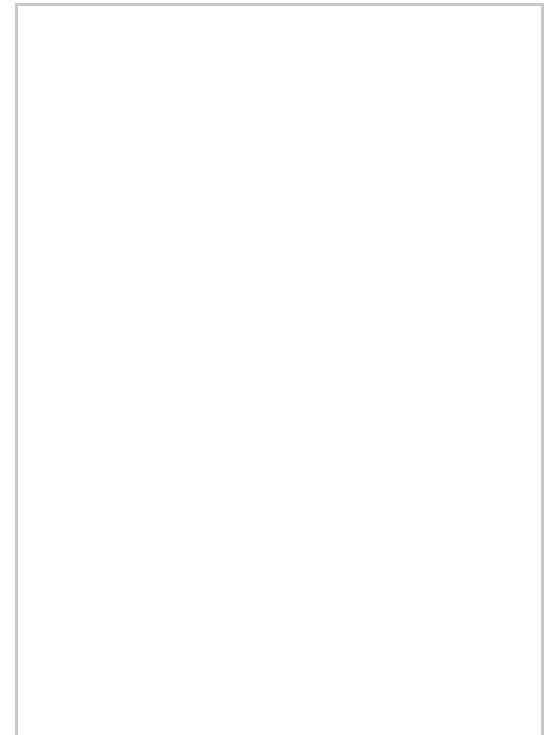
To the rear is an enclosed good sized garden with extensive patio, raised planter and shingled area, not overlooked therefore providing a great deal of privacy.

Situated in a popular area with shops, schools and bus services conveniently located, contact the Igomove team today to view.

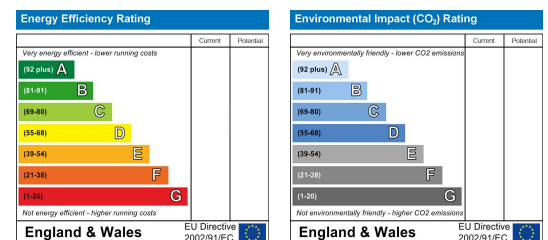
## Area Map



## 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.