



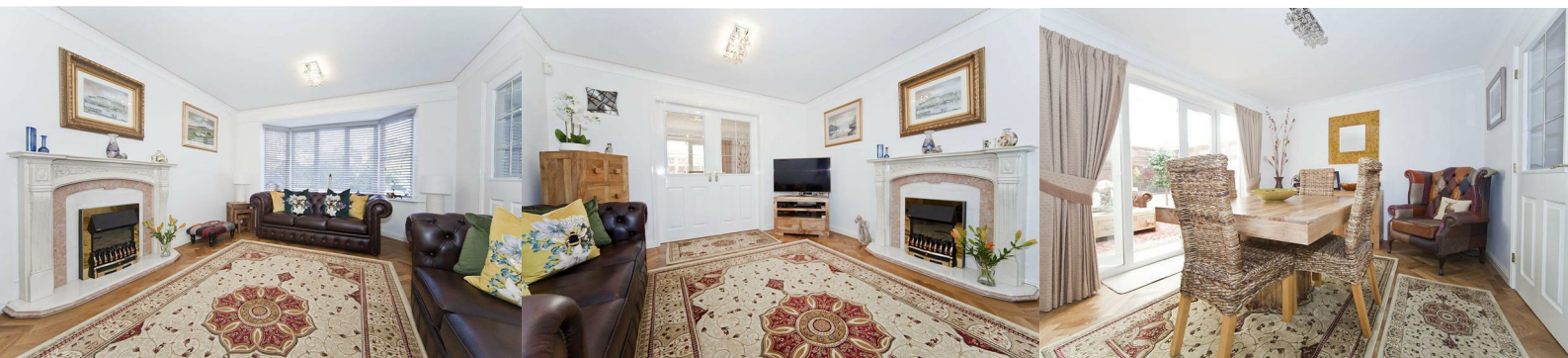
10 Merlin Way

, Hartlepool, TS26 0RG

£270,000



Igomove are pleased to announce the listing of this modern four bedroom detached house located on the popular Bishop Cuthbert estate, it provides a wealth of desirable elements including; four good sized bedrooms, (master with en suite shower room and bedrooms two and three with Jack and Jill en suite), modern family bathroom, superb bay fronted lounge, excellent dining room, good sized modern kitchen, guest cloakroom, sunny conservatory, well kept gardens, two car driveway, garage, uPVC double glazing with new front and back doors, gas central heating, excellent decor, new fitted blinds, new light fittings, freehold.



Attractive facade, lawned garden, two vehicle driveway, integral garage, front door into;

Inviting entrance hall with stairs to the first floor accommodation, immaculate decor, decorative coving, tiled floor.

Excellent lounge with bay window to the front elevation, decorative coving, pristine decor, feature fireplace with inset coal effect fire, solid oak flooring, with double doors into;

Good sized dining room with excellent decor, decorative coving, solid wood flooring, doors flanked by full height windows into;

Sunny conservatory with French doors opening to the garden, fitted blinds, laminate flooring.

Beautiful recently fitted kitchen comprising shaker style larder, wall, base and drawer cabinetry, complimentary solid surfaces, tiled backsplash, integrated oven, integrated ceramic hob, integrated extractor, integrated fridge freezer, integrated wine cooler, one and a half bowl sink with chrome mixer tap, integrated dishwasher, central breakfasting island, rear access door, recessed spotlights, tiled floor, fitted under stairs storage cupboard, Wi-Fi enabled lighting.

Guest cloakroom comprising close coupled WC and vanity wash basin, mosaic tiled backsplash, tiled flooring.

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

Master double bedroom located to the front of the property with fitted wardrobes, pristine decor and with access to;

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

Bedroom two is a double and has a front elevation window, superb decor, it benefits from;

Jack and Jill en suite (shared with bedroom three) comprising shower enclosure, concealed cistern WC and vanity wash basin combination unit, chrome heated towel radiator.

Bedroom three is a rear aspect double with fitted cupboard, neutral decor, and which shares the Jack and Jill en suite.

Bedroom four is a well proportioned double room situated to the rear with fitted wardrobes, laminate flooring, immaculately presented.

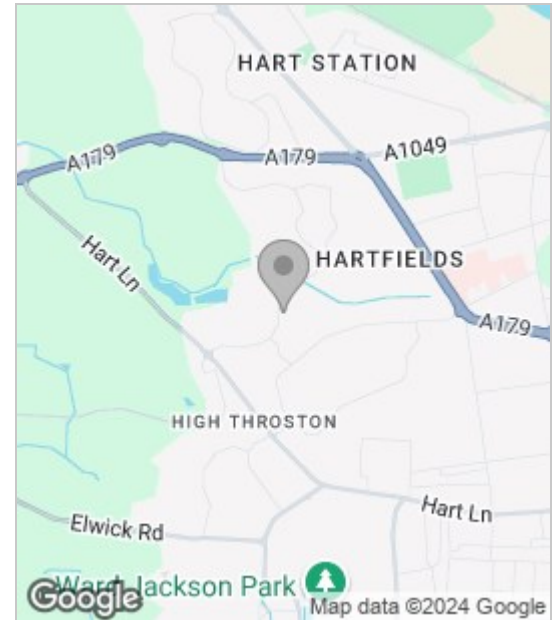
The family bathroom comprises bath, close coupled WC and wall hung wash basin, fully tiled to walls and floor, heated towel radiator.

Fully boarded loft with electrics.

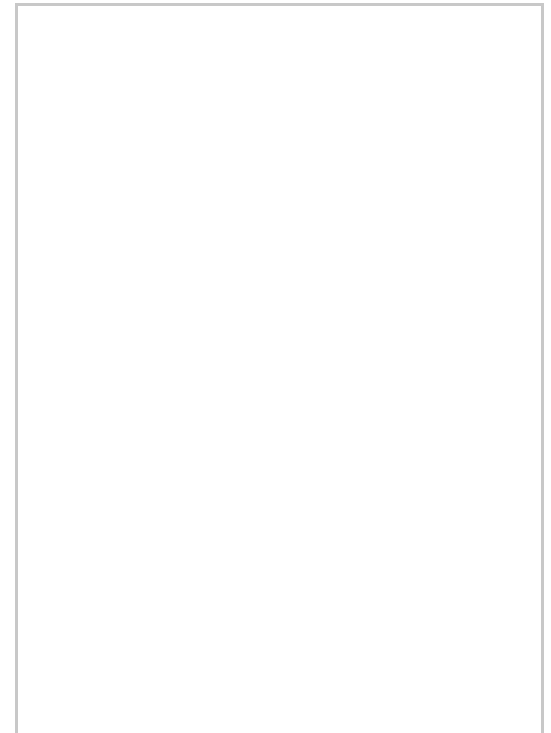
To the rear there is an enclosed garden of excellent proportions laid to lawn with established shrubbery, patio, 2 x garden sheds.

Beautifully presented and generously proportioned, Igomove highly recommend viewing of this superb property.

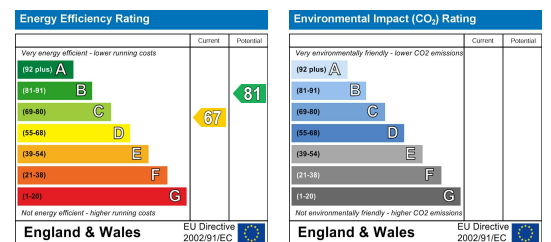
Area Map



Floor Plan



Energy Efficiency Graph



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