



## 12 Hirdman Grove

, Hartlepool, TS24 9QG

**£100,000**



Igomove happily present this well proportioned three bedroom mid terraced house located in a popular neighbourhood, it offers several desired elements including; three good size bedrooms, modern shower wet room, front and rear porch, good size lounge, spacious dining room, well equipped kitchen, cloakroom/ utility, low maintenance gardens, driveway for one car plus on street parking, uPVC double glazing, Fischer electric radiators independently thermostatically controlled to five rooms. , fitted blinds, modern decor, freehold.



Well presented frontage, walled low maintenance garden, one car driveway accessed by double gates, double front door into;

Porch entrance.

Vestibule entrance hall with fitted storage cupboard, dado rail, neutrally decorated.

Cloakroom/ utility with fitted storage.

Excellent lounge entered via double doors from the dining room with front elevation window, modern decor, decorative coving, feature fireplace with inset coal effect fire.

Spacious dining room with stairs to the first floor, fitted storage cupboard, neutral decor, decorative coving, dado rail.

Well equipped kitchen comprising a range of display, wall, base and drawer cabinets, wine rack, complimentary heat resistant surfaces, tiled backsplash, tiled floor, integrated gas hob, integrated oven, integrated extractor, stainless one and a half bowl sink with chrome mixer tap, plumbing for washing machine.

Rear porch.

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

Bedroom one is a large double situated to the rear, built in wardrobes and cabinetry, floral decor.

Bedroom two is another double with front elevation window, modern decor.

Bedroom three is a well proportioned room with rear elevation window, pastel decor.

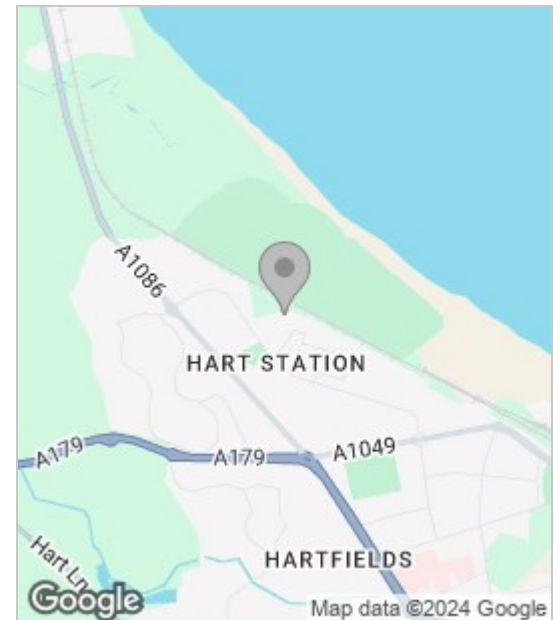
The large family shower wet room comprises shower enclosure, close coupled WC and pedestal wash basin, anti slip flooring, complimentary tiling.

Partially boarded loft space.

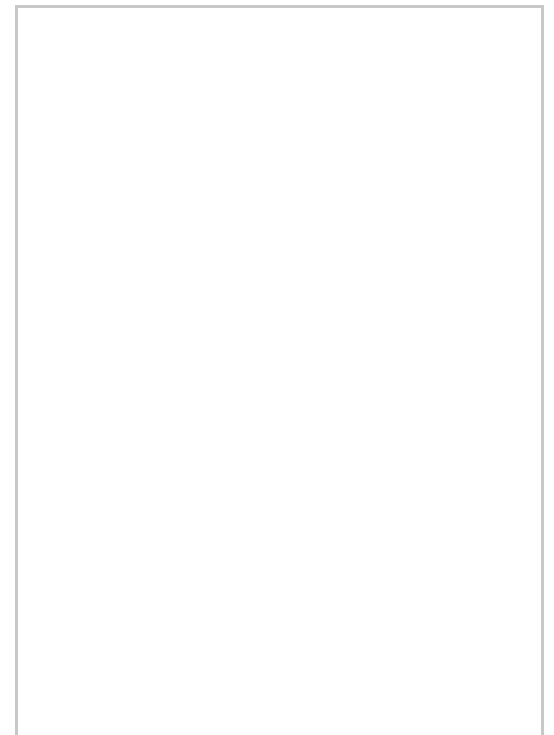
To the rear is an enclosed low maintenance paved garden with brick shed.

Well proportioned, this lovely family home can be viewed by contacting the Igomove at your first opportunity.

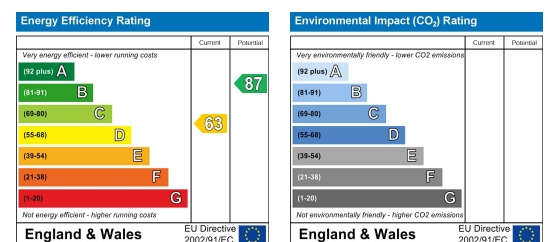
## Area Map



## Floor Plan



## Energy Efficiency Graph



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