



## 22 The Darlings

Hart, Hartlepool, TS27 3BY

**£150,500**



Discounted Marketing Scheme!! All viewers need to meet an eligibility criteria including must live within the hart ward area, not own another property and be financially qualified to meet requirements!!

Igomove happily present to the market this beautiful three bedroomed detached house situated in an idyllic village location, offered at a heavily discounted below market value price ( purchasing at 70% of market value) it provides a multitude of desirable attributes such as; three lovely bedrooms, modern family bathroom, superb rear aspect lounge, open plan kitchen diner, guest cloakroom, entrance hall, gardens, two car driveway, uPVC double glazing, gas central heating, fitted blinds, impeccable decor, freehold.



Attractive modern facade, double driveway, front door into;

Inviting entrance hall with fitted storage and stairs to the first floor, side elevation window providing natural light, impeccable decor, tiled floor.

Guest cloakroom which comprises concealed cistern WC and pedestal wash basin, complimentary tiling to walls and floor.

Contemporary open plan kitchen diner fitted with an array of wall, base and drawer cabinetry, complimentary surfaces, integrated oven, integrated gas hob, integrated extractor, plumbing for washing machine, space for fridge freezer, one and a half bowl sink with chrome mixer tap, laminate flooring, ample dining space, pristine decor.

Splendid rear aspect lounge benefitting from both a window and French doors opening to the garden and providing an abundance of natural light, bespoke wall panelling, tasteful decor, laminate flooring.

To the first floor landing there is a side elevation window providing natural light and two fitted storage cupboards.

Bedroom one is a large rear aspect double with twin windows overlooking the rear garden, impeccable decor.

Bedroom two is a further double located to the front of the property, immaculate decor.

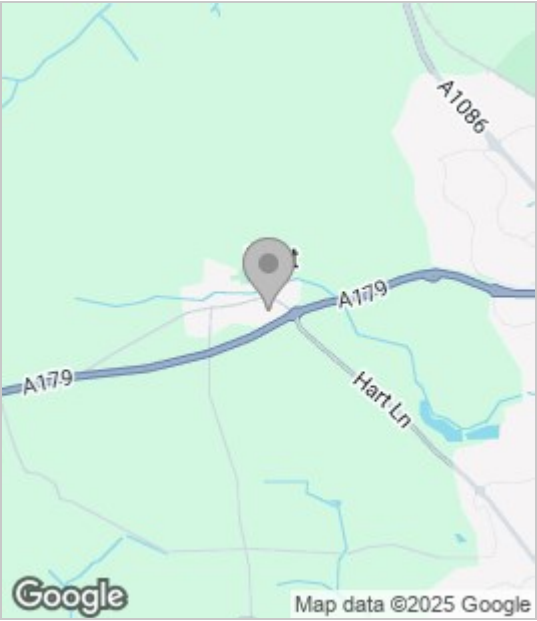
Bedroom three is of single proportions with front elevation window, pristine decor.

The excellent family bathroom comprises bath, over bath shower, glass shower screen, close coupled WC and pedestal wash basin, complimentary tiling, heated towel rail.

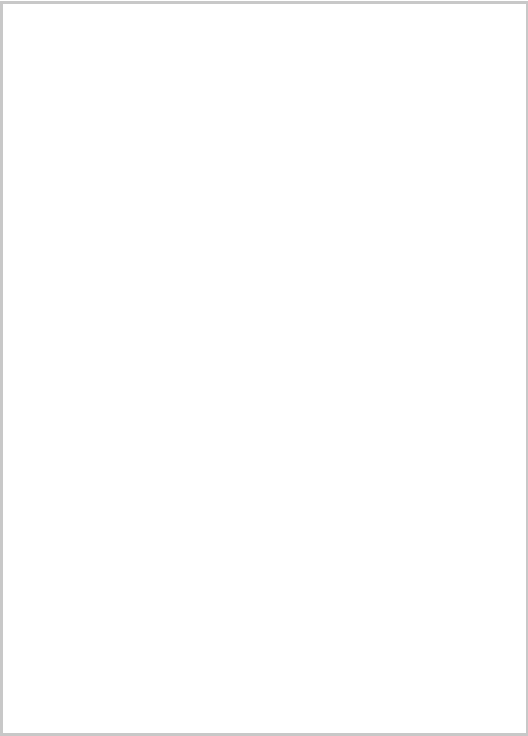
To the rear is an enclosed good size garden laid to lawn with patio, garden shed.

This fantastic property in a sought after village location is offered at a vastly reduced, below market price and Igomove strongly recommended early viewing to ensure securing this desirable abode.

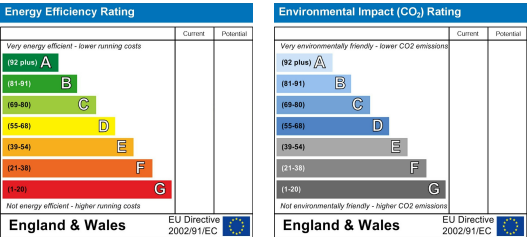
Area Map



Floor Plan



Energy Efficiency Graph



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