



12 Coatham Drive

, Hartlepool, TS26 0AQ

£270,000



Igomove are thrilled to list this well planned three bedroomed detached house located in the highly desirable area of West Park, this extended property offers a range of desirable features which include; three well proportioned bedrooms, shower room, WC, excellent lounge, spacious dining room, sunny conservatory, well equipped kitchen, snug/ study, hallway, garage, driveway, gardens, uPVC double glazing, gas central heating, freehold.



Well presented frontage, lawned garden with mature shrubs, block paved driveway to garage, porch entry.

Entrance hall with stairs to the first floor, wrought iron railings, neutral decor.

Good sized lounge with window to the front elevation and with sliding doors opening to the dining room, decorative coving, wall mounted gas fire, neutral decor.

Spacious dining room with doors opening to the conservatory, feature fireplace with marble hearth and up stand, coal effect gas fire, decorative coving, neutrally presented, side elevation full height windows.

Sunny conservatory with French doors which open into the rear garden, fitted blinds.

Well equipped kitchen fitted with a selection of wall, base and drawer line cabinets, complimentary surfaces, subway tiled backsplash, integrated double oven, integrated gas hob, integrated extractor, space for fridge freezer, one and a half bowl sink with chrome mixer tap, plumbing for washing machine, fitted storage cupboard.

Rear aspect snug/ study with both window and door opening to the garden, pastel decor.

To the first floor there is a side elevation window, fitted storage cupboard and access to;

Bedroom one is a spacious double with front elevation window and fitted wardrobes, modern decor.

Bedroom two is a further good size double situated to the rear, fitted wardrobes, contemporary decor.

Bedroom three is of single proportions and is located to the front of the property, neutrally presented.

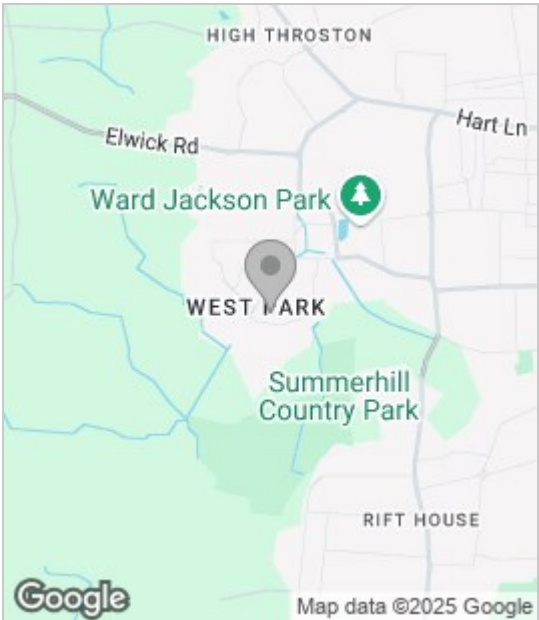
The modern refitted shower room comprises oversized shower enclosure, close coupled WC and wall mounted wash basin, stylish tilig, chrome heated towel radiator.

Additional separate close coupled WC/ wall mounted wash basin with tiled backsplash.

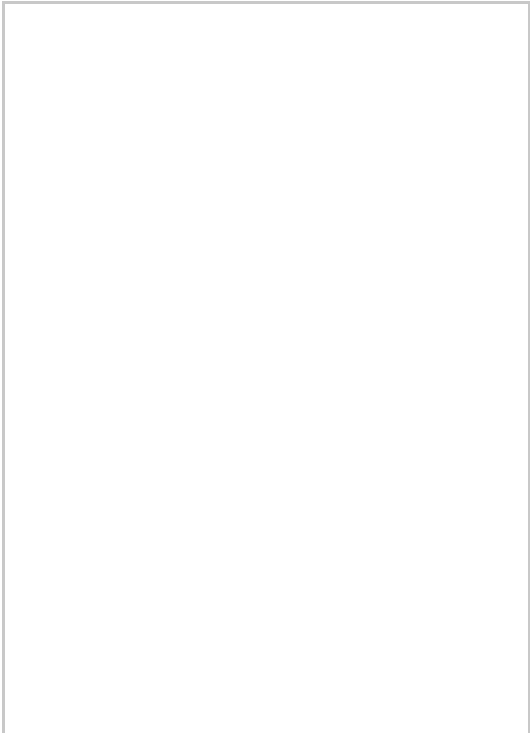
To the rear is an enclosed South Westerly garden laid to lawn with established shrubbery, pergola, patio, greenhouse, garden shed.

With an extension to the rear this good sized three bedroomed home in a highly sought after location can be viewed by contacting the team at Igomove today.

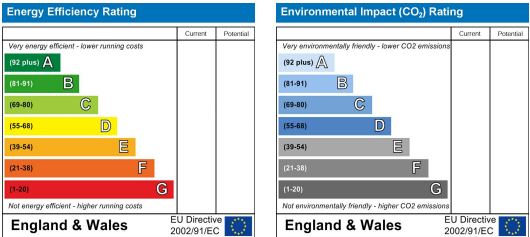
Area Map



Floor Plan



Energy Efficiency Graph



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