

## 34 Ashgrove Avenue

, Hartlepool, TS25 5BU

**£162,500**



Igomove are pleased to announce the listing of this stunning 4/5 bed roomed house located in a popular residential neighbourhood, it provides a host of desired elements which include; four bedrooms to the first floor ( plus a further ground floor double bedroom or additional reception room), modern family bathroom, entrance hallway, spacious lounge, excellent dining kitchen, gardens, on street parking, Upvc double glazing, gas central heating, stylish decor, fitted blinds, freehold.



Well presented double bay facade, palisade walled garden, on street parking, front door into;

Vestibule entrance.

Entrance hall with stairs to the first floor with fitted storage cupboard, dado rail, excellent decor, wooden flooring.

Lounge with bay window to the front elevation, beautiful fireplace with coal effect fire, decorative coving, neutral decor.

Bedroom four/second reception room benefiting from French doors opening to the rear garden, superb fireplace, decorative coving, tasteful decor.

Dining room of good proportions with side elevation window, tiled floor, contemporary decor, open plan to;

Excellent kitchen fitted with an array of shaker style larder, display, wall, base and drawer cabinets, complimentary wood block surfaces, subway tiled backsplash, space for freestanding range cooker, Belfast sink with chrome mixer tap, integrated wine cooler, space for American fridge freezer, plumbing for washing machine, space for tumble dryer, peninsular breakfast bar, recessed spotlights, tiled floor, French doors which open to the rear garden.

To the first floor landing there is a fitted storage cupboard.

Bedroom one is a large double with bay window to the front elevation, fitted storage, original fireplace and cast fire, picture rail, pastel decor.

Bedroom two is another generous double with rear elevation window with fitted storage cupboard, excellent decor and decorative coving.

Bedroom three is a rear aspect double with fitted wardrobe, beautifully presented.

Bedroom five is a single located to the front of the property, neutral decor.

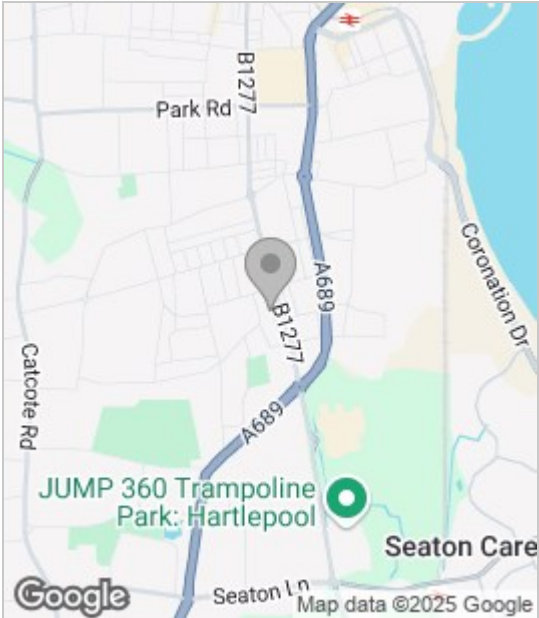
The modern family bathroom comprises bath, over bath shower and glass shower screen, close coupled WC and vanity wash basin, complimentary tiling.

Loft partially boarded with ladders.

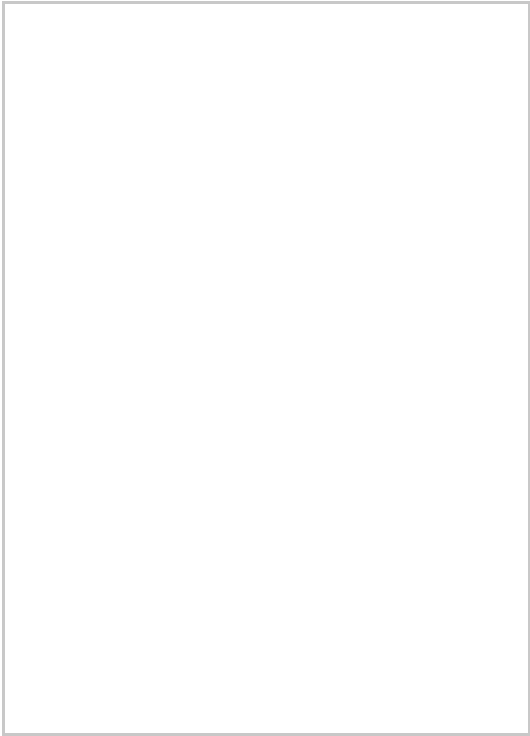
To the rear is an enclosed walled garden which is laid to lawn with superb patio.

Situated in a popular residential area and greatly extended, Igomove are happy to deal with your viewing enquiries on this stylish abode with an abundance of original features.

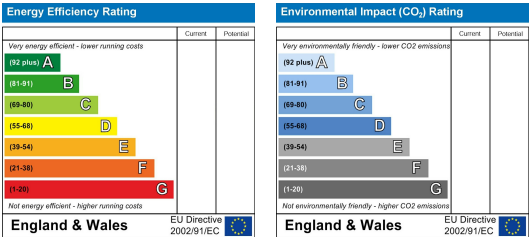
Area Map



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.