



## 16 Taybrooke Avenue

, Hartlepool, TS25 5JR

**Offers In The Region Of £225,000**



Igomove are thrilled to offer to the market this extended three bedroomed semi detached house situated on the popular Brooke estate, unrecognisable from its original build this beautiful home offers a host of desirable elements such as; three spacious bedrooms, large family bathroom, separate WC, entrance hall, good size lounge, utility room, extended open plan dining kitchen, snug, guest cloakroom, recently installed double glazing and composite door, gas central heating via recently fitted 36kw baxi boiler, gardens, double driveway, garage, fitted blinds, modern decor, freehold.



Well presented rendered frontage with anthracite windows, double block paved driveway to garage with electric roller shutter door, lawned garden, anthracite composite door with two full height windows into;

Entrance hallway with recessed spotlights, dado rail, impeccable decor, beautiful flooring, with stairs to the first floor, under stairs storage.

Large lounge with front elevation window, wall mounted inset contemporary electric fire, stylish decor, double doors into;

Open plan kitchen diner fitted with wall, larder, base and drawer cabinets, complimentary surfaces, subway tiled backsplash, integrated double oven, integrated gas hob, one and a half bowl sink with chrome mixer tap, integrated wine cooler, integrated dishwasher, peninsular breakfast bar, space for American fridge freezer, fitted storage cupboards, with ample space to dine and French doors opening to the rear of the property flanked by full height windows, recessed spotlights, Velux windows, modern decor, laminate flooring, under floor heating.

Utility room with ample space to perform laundry duties, plumbing for washing machine.

Guest cloakroom comprising close coupled WC and vanity wash basin, superb decor, laminate flooring.

Snug with half glazed door opening to the rear, Velux window, recessed spotlights, laminate flooring, excellent decor.

To the first floor landing there is a fitted storage cupboard and side elevation window bringing in natural light.

Bedroom one is a spacious front aspect double, stylish decor.

Bedroom two is a further double located to the rear, pretty pastel decor.

Bedroom three is a good size single and is situated to the front of the property, modern decor.

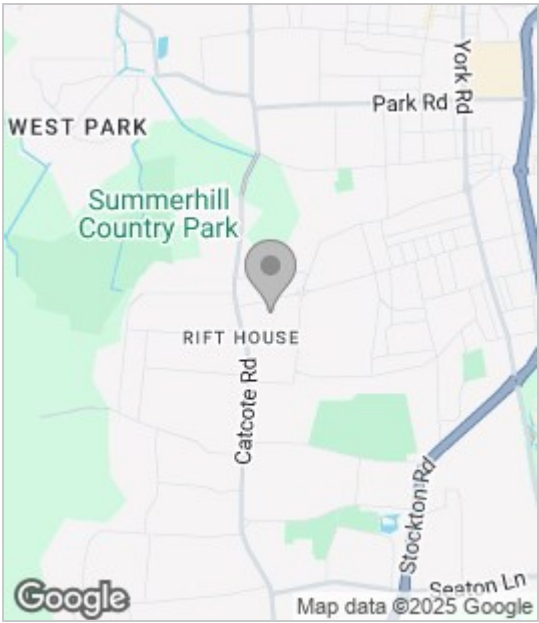
The delightful family bathroom comprises quadrant shower enclosure, bath and wall mounted vanity wash basin, complimentary tiling.

There is also a separate close coupled WC, wall panelling.

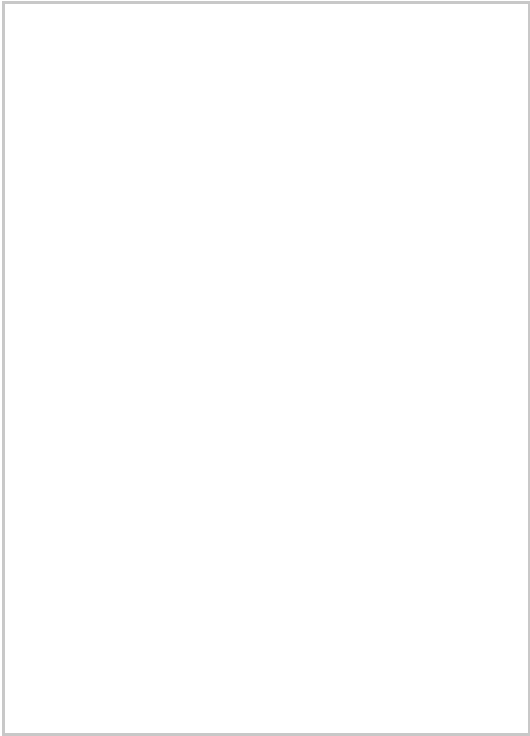
To the rear is an enclosed large garden laid to lawn with patio and garden shed, established shrubbery.

Situated in a popular residential location with stylishly a appointed extension, this large family home can be seen at your earliest convenience by contacting Igomove.

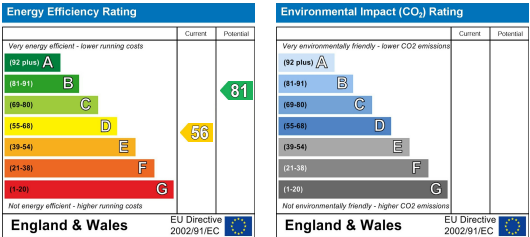
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.