



## 238 Brierton Lane

, Hartlepool, TS25 4AQ

**£105,000**



Igomove take pride in listing this well proportioned three bedroom end terrace house located in a popular and established residential area, it offers a host of desirable attributes such as; three bedrooms, family bathroom, dual aspect lounge, open concept kitchen diner, large utility room, guest cloakroom, gardens, driveway, UPVC double glazing, gas central heating, lovely decor, fitted blinds, freehold.



Well presented frontage with walled lawned garden, established shrubbery, porch entry into;

Open plan kitchen diner with ample dining space, the kitchen is fitted with wall, base, and drawer cabinetry, complementary surfaces, integrated oven, integrated gas hob, integrated extractor, stainless sink with chrome mixer tap, peninsular breakfast bar, stairs which lead to the first floor accommodation.

Spacious dual aspect lounge benefiting from windows to the front and rear aspects, contemporary gas fire, modern decor.

Large utility room with plumbing for washing machine and space for tumble dryer, space for fridge freezer, fitted cabinetry and complimentary work surface, panelled ceiling.

Guest cloakroom comprising close coupled WC and pedestal wash basin, tiled backsplash.

To the first floor landing is a rear elevation window bringing in an abundance of natural light.

Bedroom one is of double proportions with front aspect window and fitted storage cupboard, modern decor.

Bedroom two is a further front aspect double with fitted storage, contemporary decor.

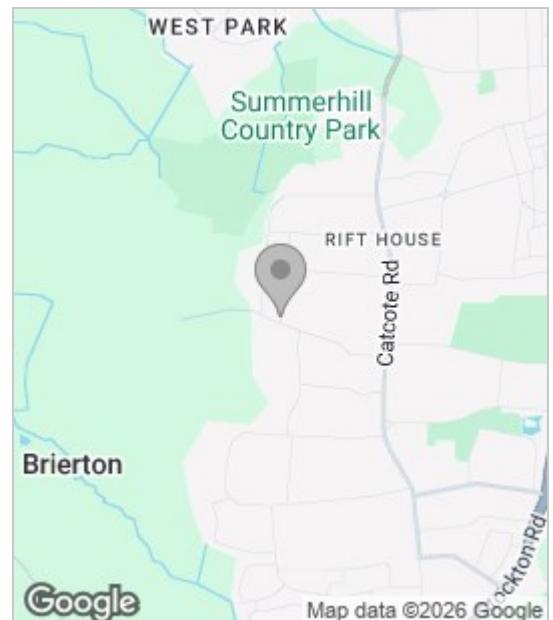
Bedroom three is a single room located to the rear of the property, neutral decor.

The lovely family bathroom comprises bath with over bath shower and glass shower screen, concealed cistern WC and wash basin, complimentary tiling.

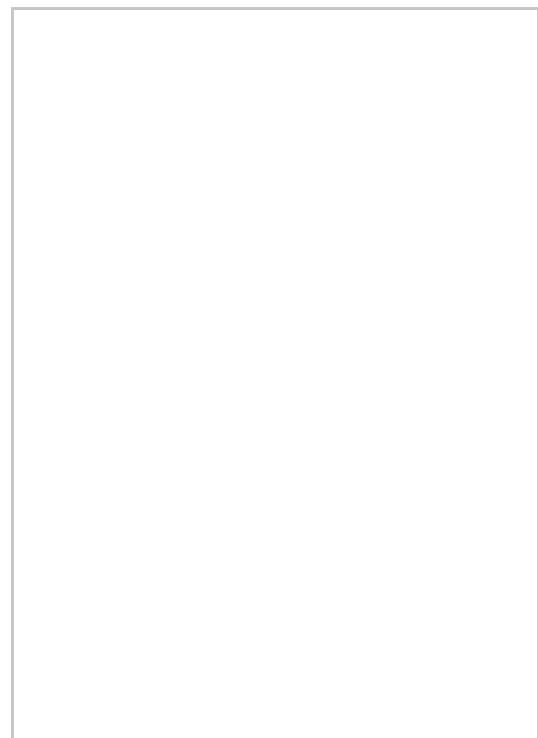
To the rear is an enclosed courtyard, off street parking to the rear also.

Situated in a popular location with shops, schools and bus services close by this lovely property is the perfect choice for families and investors alike, contact Igomove to arrange your viewing.

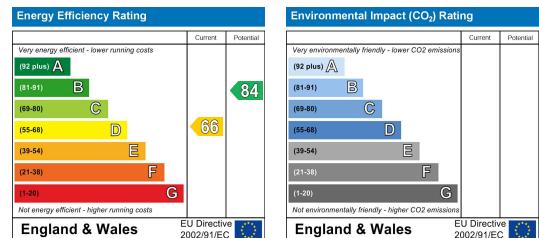
## Area Map



## Floor Plan



## Energy Efficiency Graph



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