



**Mowbray Road, Hartlepool TS25 2NA**

**welcome to**

## **Mowbray Road, Hartlepool**

Wow! A breathtaking transformation this stunning three-bedroom semi-detached home has been meticulously reconfigured and refurbished to an exceptional standard, with no expense spared.

### **Entrance Hall**

Composite door to front, under stairs storage cupboard, feature glass staircase.

### **Lounge**

12' 1" x 14' 1" ( 3.68m x 4.29m )

Window to front, media wall, radiator.

### **Kitchen/ Diner**

18' 7" x 11' 2" ( 5.66m x 3.40m )

Fitted with a range of wall and base units with complimenting working surfaces, integrated fridge/freezer, dishwasher and washer/dryer, integrated over, hob and extractor hood, French doors to rear, window to rear, radiator.

### **First Floor**

#### **Landing**

Airing cupboard housing boiler, loft access, window to side.

#### **Bedroom 1**

11' 5" x 12' 2" Excluding recess ( 3.48m x 3.71m Excluding recess )

Window to front, built in wardrobes, spotlighting, radiator.

#### **Bedroom 2**

11' 6" x 10' 2" ( 3.51m x 3.10m )

Window to rear, radiator, spotlighting.

#### **Bedroom 3**

6' 9" x 9' Including overstairs bulkhead ( 2.06m x 2.74m

Including overstairs bulkhead )

Window to front, radiator.

### **Externally**

#### **South Facing Rear Garden**

Lawn enclosed with modern paving, SKW solar panels owned outright.

#### **Front Garden**

Double driveway, lawn area.

#### **Garage**

The detached garage has been converted into a fully functional room suitable for various uses such as a playroom, bar or office. It is fully insulated and equipped with electrical connections.





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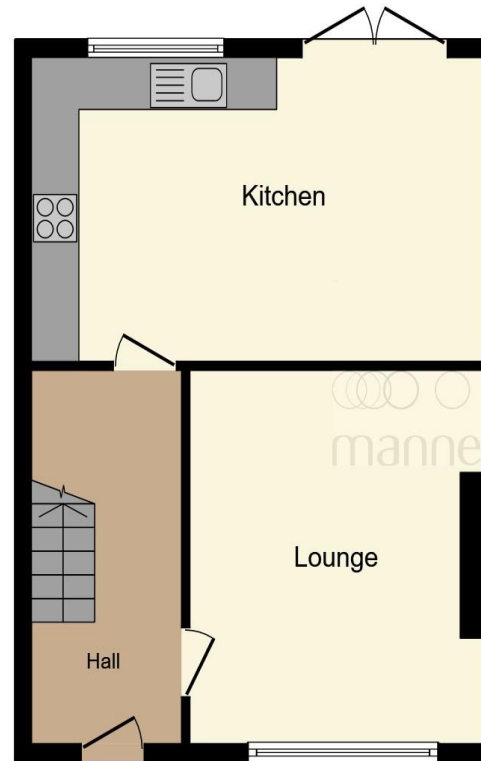
- SLEEK CONTEMPORARY LIVING SPACE
- ULTRA MODERN FIXTURES AND HIGH-END FINISHES
- OPEN PLAN KITCHEN/ DINER
- REFITTED DESIGNER BATHROOM
- SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: B

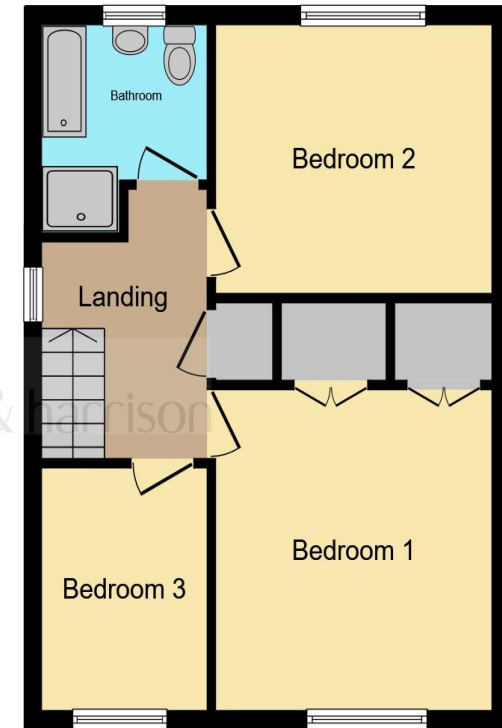
Council Tax Band: C

offers over

**£200,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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