



## 9 Avro Gardens

, Hartlepool, TS25 2FA

**£175,000**



Igomove is pleased to list this excellent three bedroom semi detached house on a corner plot, in a popular coastal area on a modern development, it provides many desired elements which include; three well proportioned bedrooms (master benefiting from en suite shower room), modern family bathroom, good size lounge, open plan kitchen diner, porch entry, guest cloakroom, garage, gardens, driveway, UPVC double glazing, gas central heating, fitted blinds, excellent decor, not over looked at the front of property as looks out onto a field, freehold.



Attractive modern frontage, lawned garden, single driveway to integral garage.

Porch entry into;

Spacious lounge with window to the front elevation, modern decor, bespoke wall panelling.

Inner lobby with turned staircase to the first floor accommodation.

Guest cloakroom which comprises close coupled WC and wall mounted washbasin, complimentary tiled backsplash.

Open concept kitchen dining room fitted with an array of high gloss larder, wall, base, and drawer cabinetry, complimentary surfaces, subway tiled backsplash, integrated oven, integrated gas hob, integrated stainless multifunction extractor, one and a half bowl stainless sink with chrome mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, tiled floor, ample dining space, French doors which open to the rear garden.

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

Master double bedroom with twin windows to the front elevation, delightful decor and also benefiting from;

Ensuite shower room which comprises oversized shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling, chrome heated towel radiator.

Bedroom two is a good size rear aspect double, superb decor.

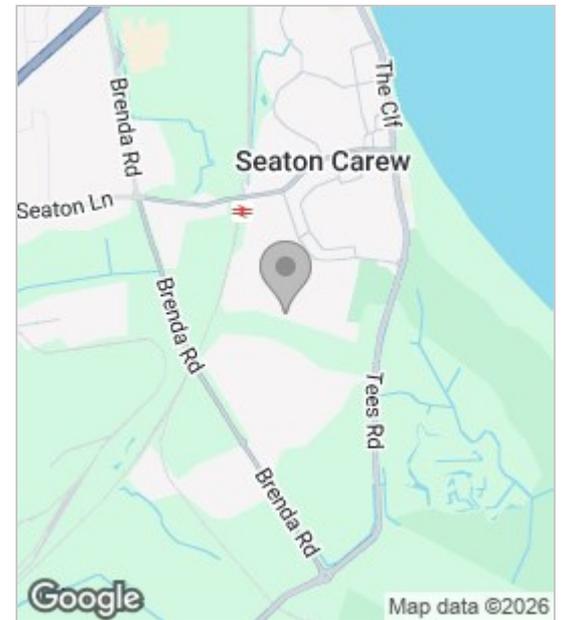
Bedroom three is a well proportioned double room with pristine decor and wall to wall fitted wardrobes.

The modern family bathroom comprises bath, close coupled WC, and pedestal wash basin, complimentary tiling, and chrome heated towel radiator.

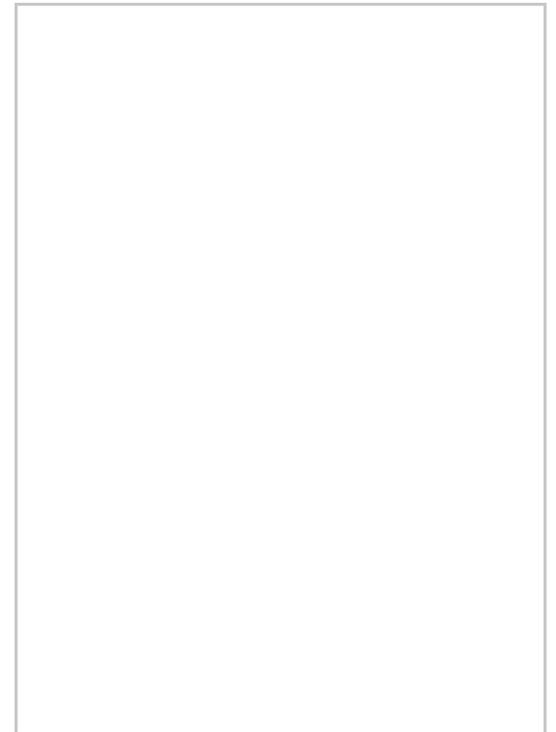
To the rear there is an enclosed fenced/walled garden laid to lawn with patio area.

This superb property offered with a help to buy scheme on a popular modern development is ready for immediate viewing, contact the Igomove team who will be happy to assist.

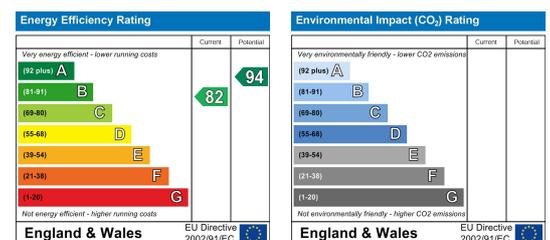
## Area Map



## 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.