



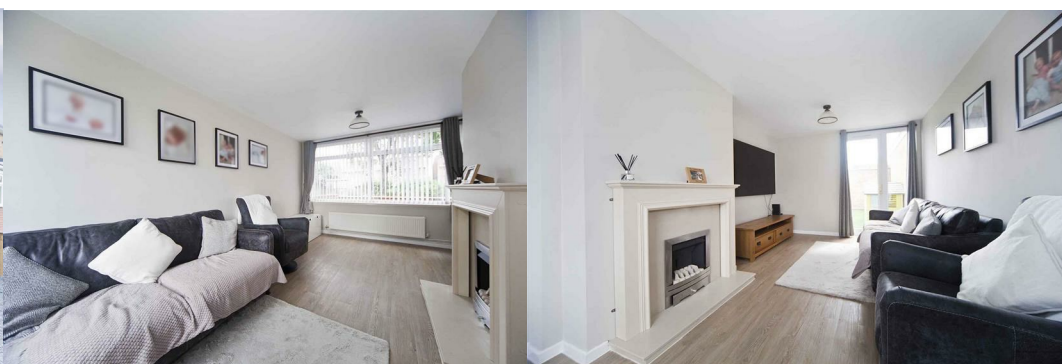
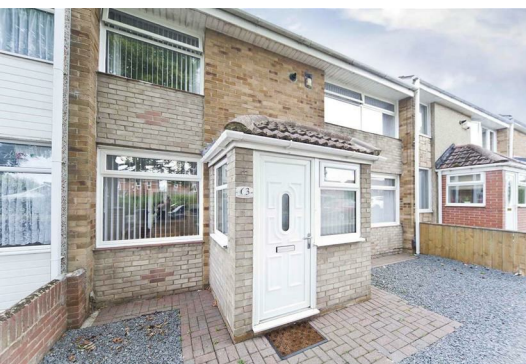
## 63 Throston Grange Lane

, Hartlepool, TS26 0UD

**£122,500**



Igomove is pleased to offer to the market this lovely three bedroomed mid terraced house located in a popular area, it provides a multitude of desirable features such as; three well proportioned bedrooms, newly fitted family bathroom, dual aspect lounge, open plan kitchen diner, utility room, guest cloakroom, low maintenance gardens, Upvc double glazing (newly installed to the rear), gas central heating, laminate flooring to the ground floor, newly laid carpets to the first floor, fitted blinds, immaculate decor, on street and off street parking, freehold.



Well presented frontage, walled low maintenance garden with wrought iron railings and gated access, porch entry.

Open plan kitchen diner fitted with shaker style wall, base and drawer cabinets, complimentary surfaces, integrated double oven, integrated gas hob, integrated extractor, inset sink with mixer tap, breakfast bar, ample dining space, under stairs storage, stairs to the first floor.

Dual aspect lounge with window to the front elevation and French doors opening to the rear, feature fireplace with inset pebble effect gas fire, laminate flooring, neutral decor.

Useful utility room with plumbing for washing machine, space for tumble dryer, space for fridge freezer, shaker style base cabinets, complimentary surfaces, herringbone flooring.

Lobby with rear access door.

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

To the first floor landing there is a rear aspect window bringing in natural light.

Bedroom one is a good size double with fitted sliding wardrobes and fitted storage cupboard located to the front of the property, excellent decor.

Bedroom two is a further front aspect double with fitted storage and fitted sliding mirrored wardrobes, neutral decor.

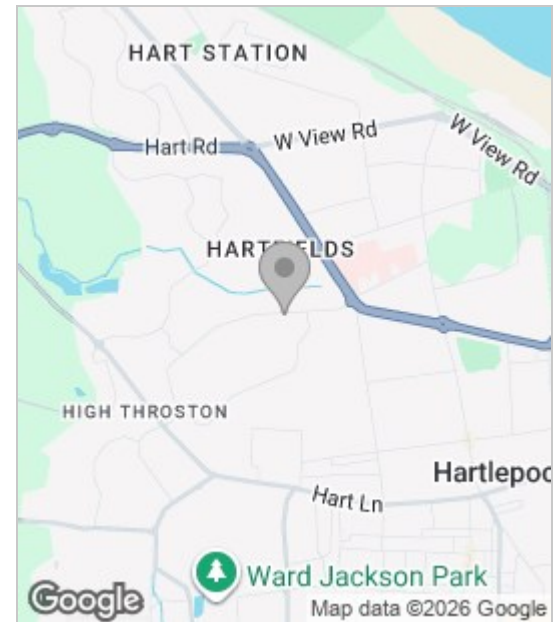
Bedroom three is a double with rear elevation window, immaculately presented.

The newly installed family bathroom comprises bath with over bath shower, glass shower screen, concealed WC and vanity wash basin combination unit, heated chrome towel radiator, superb tiling to walls and floor.

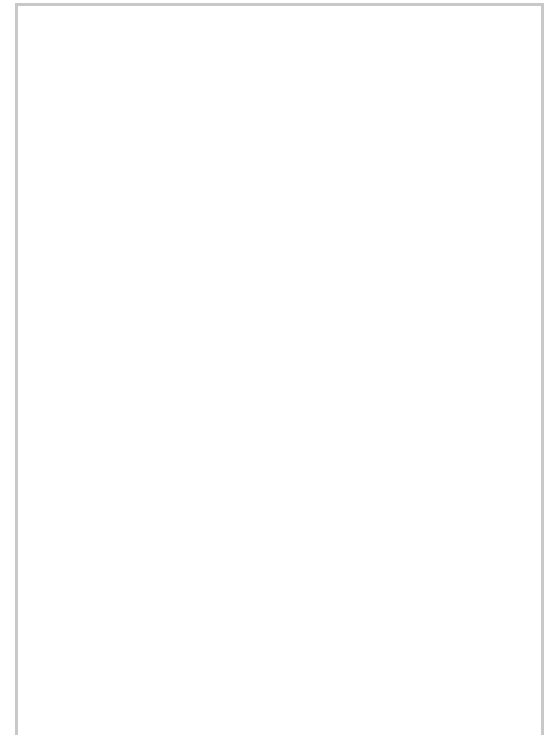
To the rear is an enclosed courtyard with artificial turf and block paved patio.

This immaculate home is located in a popular area with schools, shops and bus services close by, Igomove eagerly await your instructions to view.

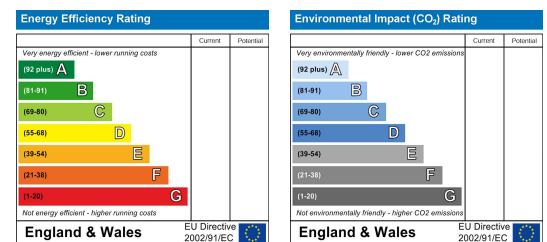
## Area Map



## Floor Plan



## Energy Efficiency Graph



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