



## 17 Larpool Close

, Hartlepool, TS26 8GA

**£135,000**



Igomove are pleased to present to the market this well presented three bedroom semi detached property situated in a popular residential location, it offers many desired attributes such as; three good size bedrooms (master with ensuite facilities), modern family bathroom, good size lounge, open concept kitchen diner, ground floor cloakroom, garage, driveway, gardens, UPVC double glazing, gas central heating, superb decor, newly fitted blinds, new guttering, freehold.



Well presented frontage with established lawned garden with mature shrubbery and driveway to integral garage.

Front door into vestibule entrance with stairs to the first floor accommodation, pristine decor.

Stylish lounge with window to the front elevation and fitted storage cupboard, impeccable decor, new laminate flooring, double doors which enter into;

Contemporary open plan kitchen diner with ample space to dine and the kitchen has been recently fitted with high gloss wall, base, and drawer cabinetry, complimentary surfaces and co ordinating backsplash, integrated oven, integrated gas hob, integrated stainless multifunction extractor, plumbing for washing machine, integrated refrigerator/freezer, new laminate flooring, column radiator, superb decor, French doors opening into the garden.

Inner lobby with rear access door.

Guest cloakroom comprising close coupled WC and wall mounted corner wash basin with tiled backsplash.

To the first floor there is a fitted storage cupboard and access to;

Bedroom one is a front aspect double benefiting from walk in and fitted wardrobes, tasteful decor and with access to;

Recently fitted en suite shower room which comprises oversized shower enclosure, close coupled WC, and pedestal wash basin, excellent tiling, recessed spotlights.

Bedroom two is another double situated to the front of the property with fitted wardrobes, pretty decor.

Bedroom three is a single proportioned room situated to the rear of property, modern decor.

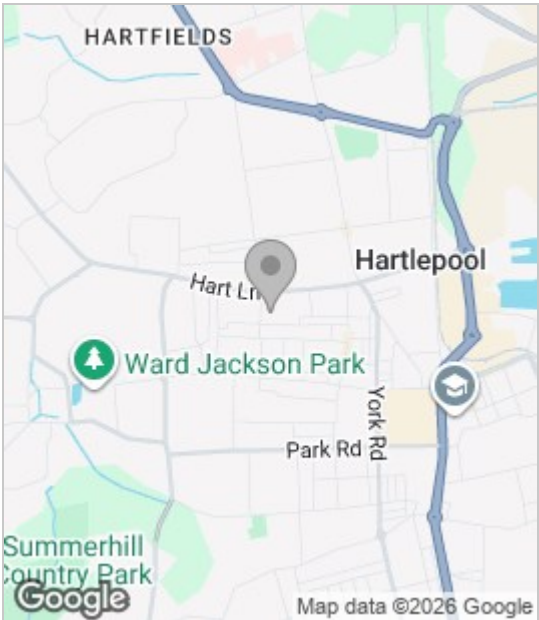
Family bathroom which comprises bath, close coupled WC and pedestal wash basin, complimentary tiling.

Boarded loft with ladders.

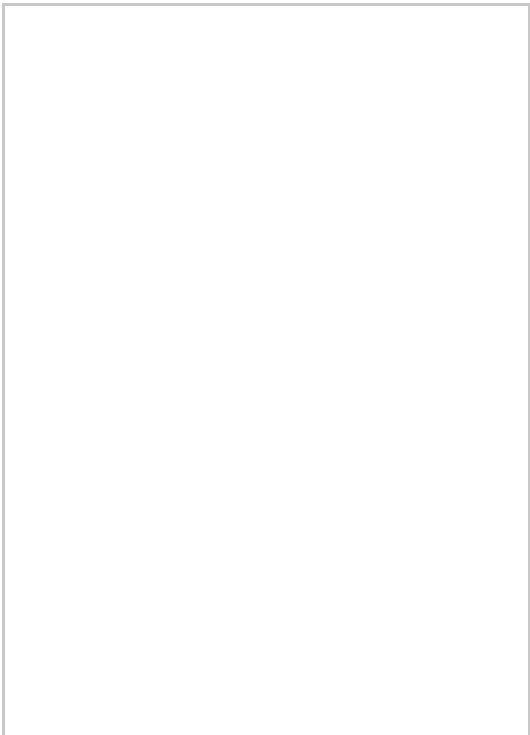
To the rear, there is an enclosed landscaped garden laid to lawn with extensive patio area, shed.

Well presented and situated in a popular area, Igomove urge early viewing to secure with this lovely property.

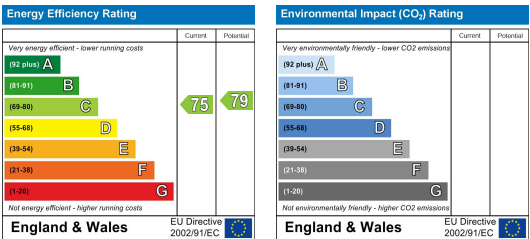
Area Map



Floor Plan



Energy Efficiency Graph



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