



## 2 Manor Road , Hartlepool, TS26 0EH

**£480,000**



Igomove are thrilled to list this fantastic six/seven bedroom detached residence situated in a sought after West Park location, it offers a host of versatile rooms and key desirable attributes which include; 4 double bedrooms (huge master to ground floor benefitting from dressing room and en suite facilities, additional master to the first floor with good size en suite), two further doubles to the first floor, plus two double loft rooms to the second floor, excellent bathroom, fantastic sitting room, superb lounge, sunny conservatory, fabulous open concept kitchen diner, useful utility room, guest cloakroom, capacious hallway, large entrance porch, additional kitchen, potential granny annexe/guest accommodation (which incorporates the lounge/kitchen/bedroom/dressing room and en suite), amazing well stocked mature gardens (rear is South facing), six vehicle driveway, detached garage, double glazing, gas central heating, stylish decor throughout, multiple extensions, freehold.



Stunning brick and render facade, mature well stocked lawned garden, 6 car driveway to detached garage, large porch entry with pristine decor, laminate flooring, feature brick wall.

Capacious entrance hall with modern decor, bespoke wall panelling, beautiful parquet flooring, stairs to the first floor accommodation.

Guest cloakroom comprising close coupled WC, wall mounted wash basin, bespoke wall panelling, striking decor.

Outstanding shaker style kitchen/diner/family room which comprises wall, base, drawer and larder cabinetry, complimentary surfaces, tiled back splash, integrated dishwasher, integrated oven, integrated microwave, integrated warming drawer, integrated wine cooler, integrated ceramic induction hob, dual fuel burner with feature hearth, large breakfasting island, ample space to dine and relax, excellent decor, decorative coving.

Utility room with plumbing for washing machine, space for tumble dryer, ceramic sink with chrome mixer tap, space for fridge freezer.

Sunny Amdega conservatory with fitted blinds, laminate flooring, glazed doors which open to the garden.

Fabulous lounge with bay window, decorative coving, pretty decor.

Pristine double bedroom, decorative coving, French doors which open to the garden.

En suite bathroom comprises bath with shower head taps, large shower enclosures close coupled WC and pedestal wash basin, complimentary tiling.

Well equipped shaker style kitchen fitted with an array of larder, base, drawer cabinetry, complimentary surfaces, sink with mixer tap, plumbing for washing machine, space for range cooker, space for American fridge freezer, contemporary decor.

Delightful lounge with modern decor, dual aspect windows.

Large double bedroom with contemporary decor, decorative coving, fitted storage, open plan to;

Walk in dressing room, decorative coving, lovely decor.

Fabulous bathroom comprising freestanding slipper bath with floor standing shower head tap, double his and her vanity wash basins and concealed cistern WC combination unit, shower enclosure, stylish decor, modern flooring.

To the first floor;

Bedroom two is a huge double with beautiful floral decor, stylish fitted wardrobes and with access to;

Superb en suite which comprises bath with over bath shower, close coupled WC and pedestal wash basin, decorative coving, modern panelling, chrome heated towel radiator, stylish decor, recessed spotlights, twin windows.

Bedroom three is a delightful double with excellent decor and decorative coving.

To the second floor;

Bedroom six is a spacious double with vaulted ceiling, feature beams, recessed spotlights, large Velux window, immaculate decor.

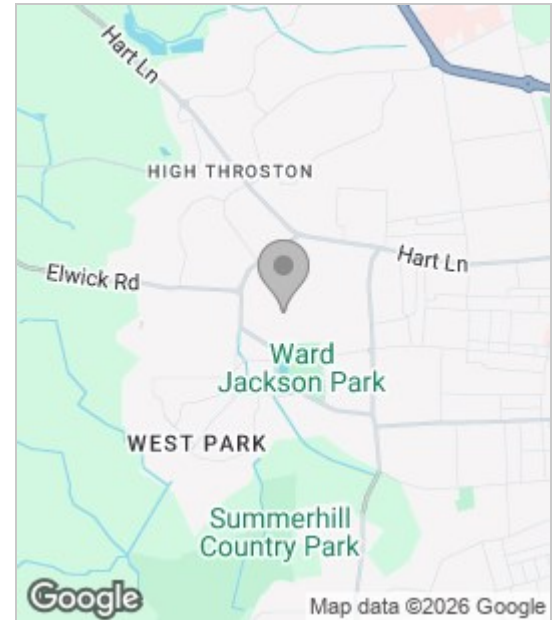
Bedroom seven is also of double proportions with impeccable decor, vaulted ceiling, recessed spotlights, feature beams and Velux window.

Fabulous mature, large South facing rear garden laid to lawn with an array of established shrubbery and trees, raised borders, Indian sandstone patio, decking area, seating area with pergola, log store, summerhouse,

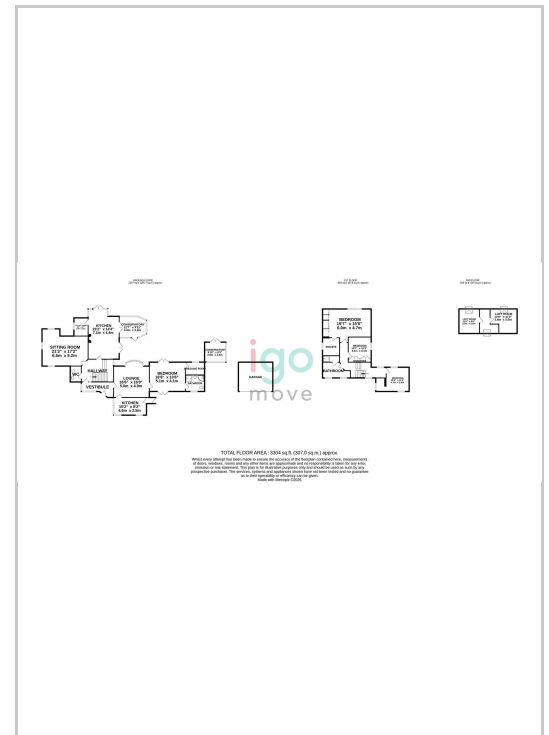
With multiple extensions which provide a wealth of accommodation, potentially for multigenerational living and which also offers a host of entertaining space both inside and out, this huge, beautifully presented property is a rare gem in this sought after location and Igomove will be happy to assist with arranging your viewing.

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## Area Map



## Floor Plan



## Energy Efficiency Graph

