



## 22 Dunston Road

, Hartlepool, TS26 0EN

**£299,950**



Igomove take pleasure and presenting this large four bedroom detached property situated in a highly desirable area close to highly regarded schools, to shops, and bus services, this spacious abode offers many key attributes which include; four large bedrooms, four piece family bathroom, dual aspect lounge, separate dining room, garden room, spacious kitchen, cloakroom, impressive entrance hall, big gardens, expansive driveway, double garage, single/ secondary glazing, gas central heating via new combi boiler, freehold.



Attractive facade, mature lawned garden with established hedging and trees, block paved driveway to double garage, entrance door into;

Inviting entrance hall with turned staircase to the first floor, fitted storage cupboards.

Cloakroom comprising close coupled WC and wash basin, complimentary tiled backsplash.

Dual aspect lounge with window to the front elevation and French doors opening to the rear garden, stone fireplace with coal effect fire, neutral decor, decorative coving.

Separate dining room with rear elevation window, neutrally decorated.

Well equipped kitchen comprising wall, base, and draw cabinetry, complimentary surfaces, integrated oven, integrated gas hob, integrated extractor, one and a half bowl sink with chrome mixer tap, plumbing for washing machine, space for appliances.

Spacious garden room with patio doors opening to the rear garden, neutral colour scheme, decorative coving.

To the first floor landing, there is a front aspect window and fitted storage cupboard.

Bedroom one is a huge rear aspect double, fitted wardrobes, decorative coving, neutral decor.

Bedroom two is another double situated to the rear of the property, fitted wardrobes, pastel decor.

Bedroom three is a further front aspect double, neutral colour scheme.

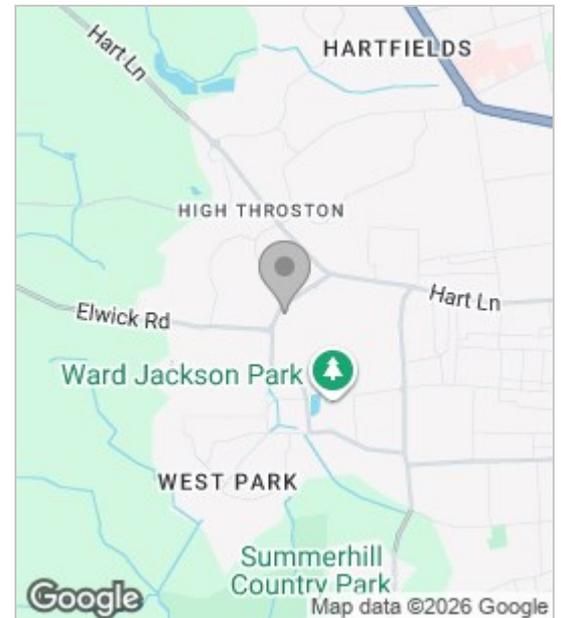
Bedroom four is also well proportioned double and it's situated to the front of the property, neutrally presented.

The large four piece family bathroom comprises bath, close coupled WC, pedestal wash basin, and separate shower cubicle, complimentary tiling.

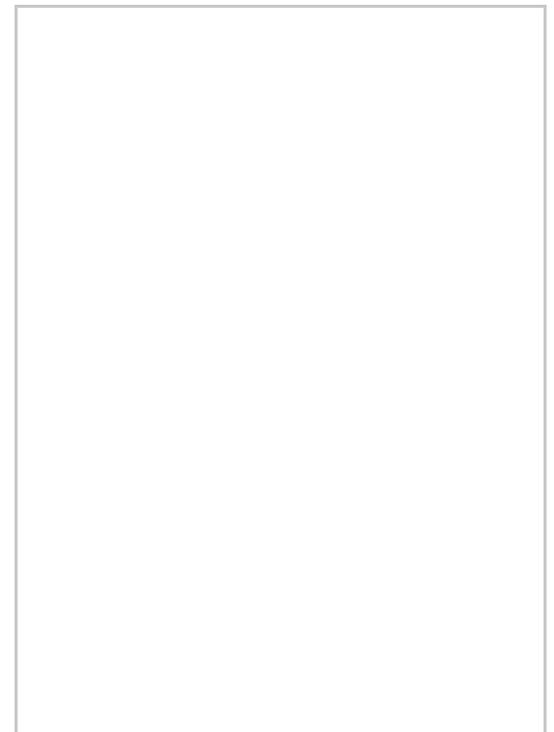
To the rear is an enclosed garden with established lawn and mature hedging/shrubbery, raised beds and patio area.

This large property is situated in a highly regarded position and offers scope for the new owners to put their stamp on it, Igomove encourage internal inspection to unlock the potential of this sizable abode.

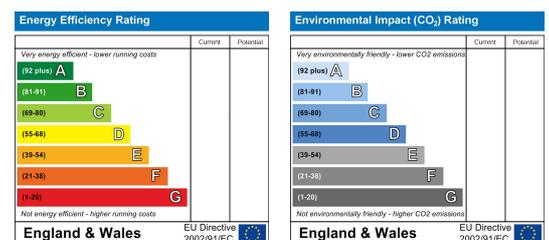
## Area Map



## Floor Plan



## Energy Efficiency Graph



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