



131 Merlin Way

, Hartlepool, TS26 0QT

£254,750



Igomove take pleasure in listing this superb four bedroomed contemporary townhouse located in the popular Bishop Cuthbert area, it offers a host of desirable key features such as; four double bedrooms, (master benefitting from en suite facilities), immaculate family bathroom, good size lounge, open plan kitchen diner, guest cloakroom, utility room, superb garden room extension, garden to the rear is South West facing, driveway, garage, Upvc double glazing, gas central heating, tasteful decor throughout, freehold.



Excellent prominent corner plot position, well presented frontage, low maintenance garden, driveway to detached garage, front door into;

Entrance hall with side elevation window bringing in natural light, stairs to the first floor accommodation, under stairs fitted storage cupboard, laminate flooring, decorative coving, immaculate decor.

Lovely lounge with bay window to the front elevation, decorative coving, excellent decor.

Guest cloakroom comprising close coupled WC and wall mounted wash basin, tiled backsplash, modern decor.

Open plan kitchen diner comprising shaker style wall, base and drawer cabinets, complimentary surfaces, integrated oven, integrated gas hob, integrated stainless extractor, stainless one and a half bowl sink with chrome mixer tap, space for fridge freezer, space for tumble dryer, space for dishwasher, breakfasting peninsular island, tiled floor, recessed spotlights, ample space to dine, pristine decor, decorative coving, semi open plan to;

Fabulous garden room with bi fold doors opening up to the rear garden, Velux windows bringing in an abundance of natural light, laminate flooring, recessed spotlights, pastel decor.

Useful utility room fitted in keeping with the kitchen, stainless sink with chrome mixer tap, with plumbing for washing machine, space for wine cooler and space to perform laundry duties, half glazed exterior door, superb decorative order, decorative coving.

To the first floor;

Master double bedroom with window to the front elevation, stylish decor, decorative coving and benefitting from;

En suite shower room which comprises shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling.

Bedroom two is a large rear aspect double, excellent decor.

Bedroom three is a good size double and is situated to the rear, lovely decor.

The pristine family bathroom comprises bath with shower attachment, close coupled WC and pedestal wash basin, complimentary tiling, pastel decor.

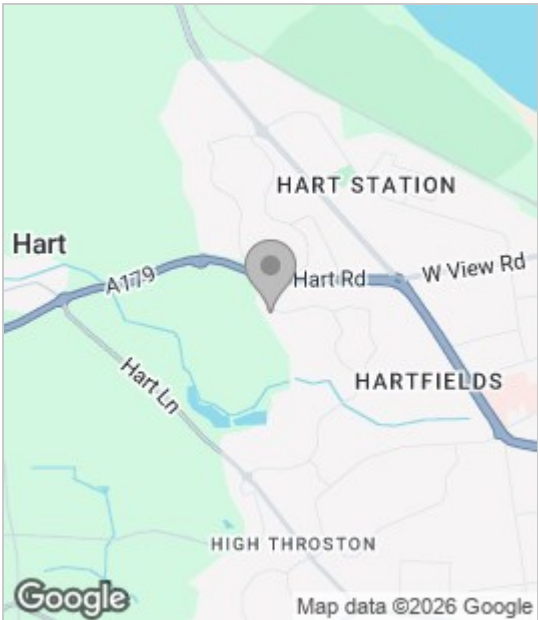
To the second floor landing there is a side elevation window, large fitted storage cupboard and it leads to;

Bedroom four is a spacious double with twin Velux windows to the rear, tasteful decor.

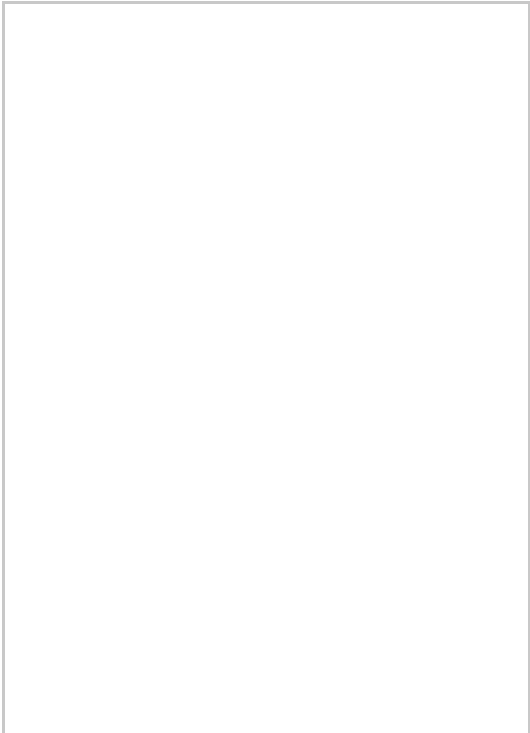
To the rear/side is an enclosed South West facing garden laid to lawn with extensive Indian sandstone patio.

This superbly extended, excellently located and generously proportioned home can be viewed by contacting Igomove at your first opportunity.

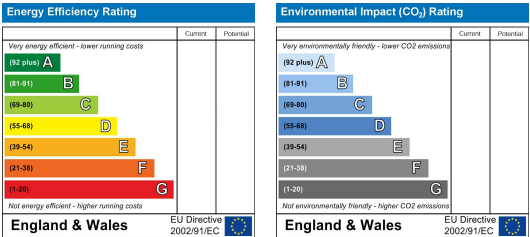
Area Map



Floor Plan



Energy Efficiency Graph



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