



## 8 Southland Avenue

, Hartlepool, TS26 9PA

**£230,000**



Igomove take pleasure in presenting to the market this superb three bedroom semi detached property situated in a highly respected area, it offers several desired elements which include; three good size bedrooms, four piece family bathroom, superb lounge, impressive entrance hallway, open concept kitchen/dining/ family room, sizable utility room, gardens, two/ three car driveway, attached garage, UPVC double glazing, gas central heating, superb decor, fitted blinds, freehold.



Well kept frontage, extended two/ three car driveway to garage, front door, which leads into;

Impressive hallway with turned stairs to the first floor accommodation and with fitted storage cupboard, delightful decor, front elevation window bringing in natural light.

Large lounge with front elevation bay window, superb decor, decorative coving, contemporary gas fire.

Open concept dining/family room/kitchen, comprising a selection of contemporary larder, wall, base, and drawer cabinetry, complementary surfaces, subway tiled backsplash, integrated oven, integrated ceramic hob, integrated stainless extractor, one and a half bowl sink with American style jet, swivel mixer tap, integrated fridge freezer, integrated dishwasher, peninsula breakfast bar, ample space to dine and relax, modern decor, laminate flooring, French doors opening to the rear.

Useful utility room with plumbing for washing machine, space for tumble dryer, also space for American fridge freezer and with ample space to perform laundry duties, recessed spotlights, side elevation window and rear aspect door.

To the first floor;

Bedroom one is a large double situated to the front of the property, with wall-to-wall fitted stylish sliding wardrobes, modern decor.

Bedroom two is a spacious double located to the rear, delightful decor.

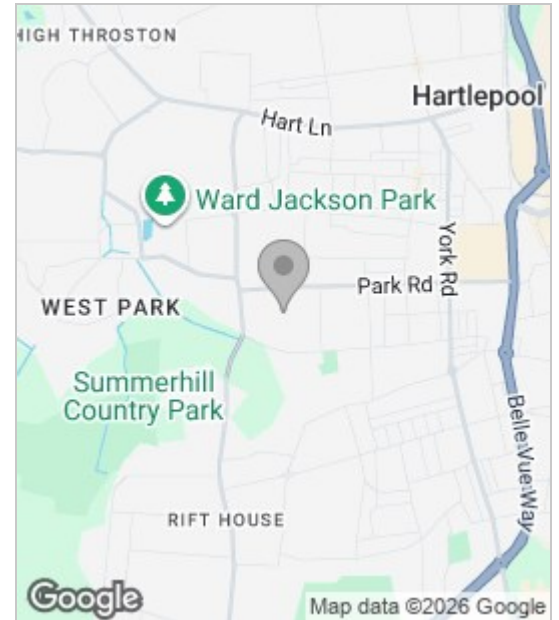
Bedroom three is another good size double room with front elevation window and fitted storage, stylish decor.

The four piece family bathroom comprises oversized shower enclosure, concealed cistern WC and vanity washbasin combination unit, bath, complimentary tiling and beautiful decor, heated towel radiator.

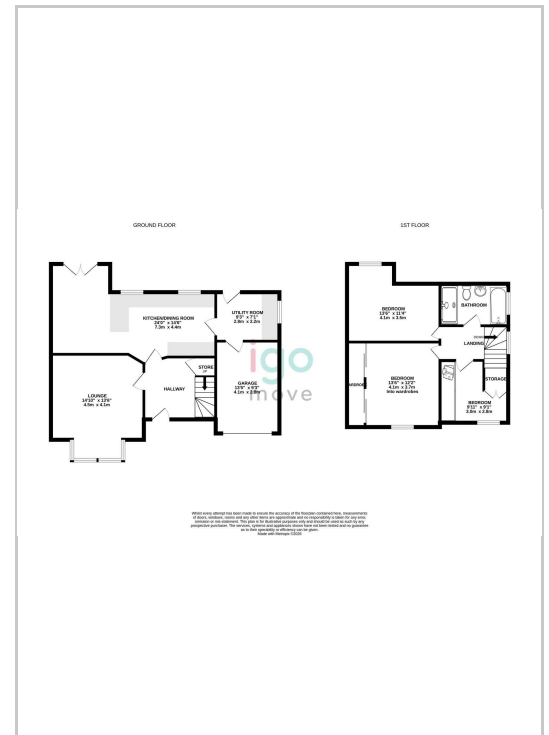
To the rear is enclosed good size garden which is laid to lawn with patio, decking areas and established shrubbery.

This stylish property in a desirable location can be viewed by contacting Igomove at your first opportunity.

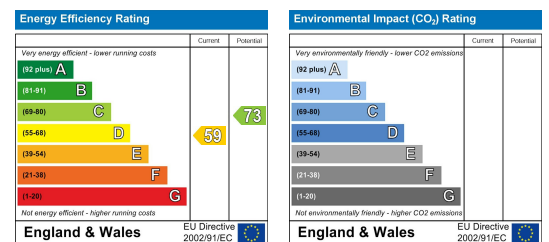
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.