



## 25 Wainfleet Road

, Hartlepool, TS25 2LF

**£176,000**



Igomove are pleased to present to the market this rarely available, extended, semi detached two bedroom bungalow located in the popular Fens area of town, it provides a wealth of desirable elements such as; two double bedrooms, modern shower room, entrance hallway, large lounge, well equipped kitchen, garden room extension, detached garage, gardens ( rear is South facing), three vehicle driveway, UPVC double glazing, gas central heating, lovely decor, fitted blinds, freehold.



Well presented frontage, brick and render facade, established lawned garden, three car driveway to detached garage, side entrance door into;

Entrance hallway from which the principal rooms are accessed, laminate flooring, neutral decor.

Modern shower room which comprises quadrant shower enclosure, close coupled WC and vanity wash basin, with complimentary tiling, heated towel radiator.

Well equipped kitchen fitted with a range of wall, base, and drawer cabinetry, complimentary surfaces, tiled backsplash, space for freestanding oven, sink with chrome mixer tap, plumbing for washing machine, space for fridge freezer, breakfast bar, recessed spotlights.

Spacious lounge with modern decor, decorative coving, feature fireplace with inset coal effect fire, double doors which lead into;

Garden room extension with large sky lantern and door which leads to the rear garden, laminate flooring, immaculate decor, recessed spotlights, fitted blinds.

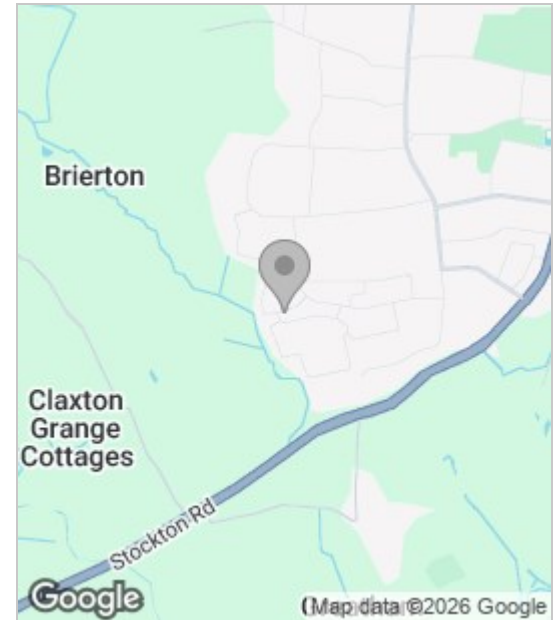
Bedroom one is a good size double with front elevation window, neutral decor.

Bedroom two is another double room also situated to the front of the property, neutrally presented.

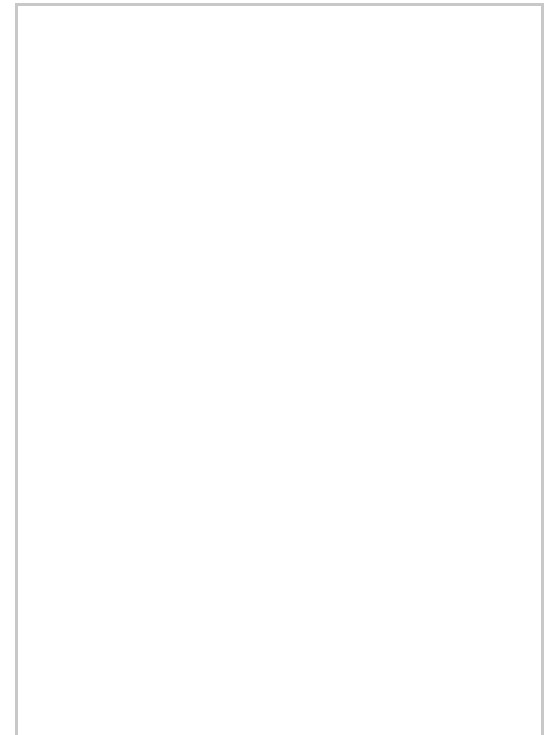
To the rear is an enclosed South facing garden with extensive patio area, raised beds, garden shed, personal access door to garage.

Bungalows in this location of this calibre are hard to come by and Igomove encourage early viewing to secure this lovely home.

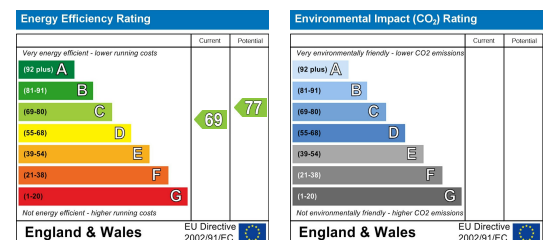
## Area Map



## Floor Plan



## Energy Efficiency Graph



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