



## 36 Colwyn Road

, Hartlepool, TS26 9AL

**£105,000**



Igomove happily present to market this extended two bedroom (plus loft room) end terraced property located in a popular residential area, with shops, schools, and bus services close at hand, it offers many desirable attributes which include; two double bedrooms, large loft room access via stairs, four piece family bathroom, spacious lounge, good size kitchen, additional dining room, entrance hallway, rear courtyard, uPVC double glazing, gas central heating via recently fitted boiler, on street parking, superb decor, freehold



Well presented frontage, rendered facade, walled palisade front garden, front door into;

Entrance vestibule which leads into the entrance hall with stairs to the first floor accommodation, laminate flooring, dado rail, pastel decor.

Superb lounge with bay window to the front elevation, lovely decor, decorative coving and feature fireplace with coal effect gas fire.

Large kitchen comprising wall, larder, base, and drawer line cabinetry, cabinet lighting, wine rack, complimentary surfaces, subway tiling, integrated double oven, integrated ceramic hob, sink with chrome mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring, wall lights, pastel decor, leading into;

Dining room with patio doors opening into the rear, laminate flooring, immaculate decor.

To the first floor landing, there is a fitted storage cupboard.

Bedroom one is a sizable double located to the front of the property with fitted wardrobe, impeccably presented.

Bedroom two is also of double proportions situated to the rear with fitted wardrobe, fitted storage, feature fireplace, immaculate decor.

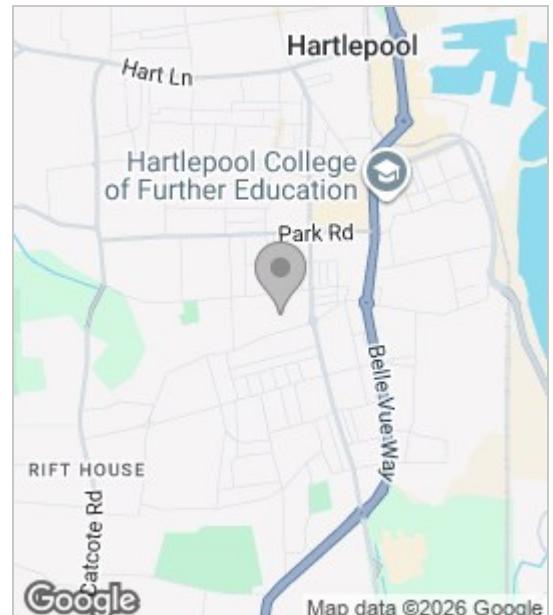
The family bathroom comprises shower enclosure, bath, WC, and wash basin, complimentary tiling, heated towel radiator.

Loft space accessed via stairs with vaulted ceiling, eaves storage, velux window and additional window.

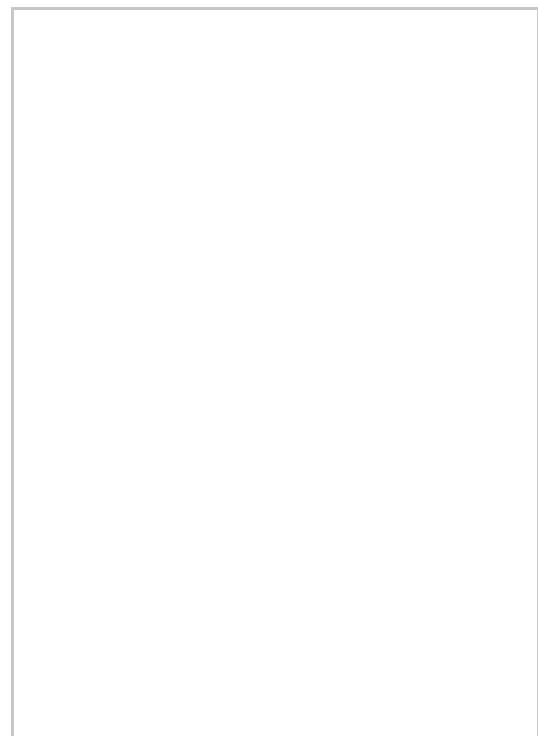
To the rear is enclosed courtyard with artificial turf, outside tap.

Immaculate and extended, Igomove highly recommend early viewing to secure this lovely home.

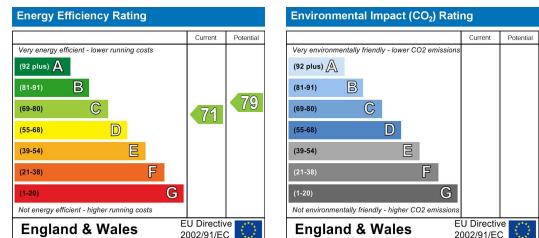
## Area Map



## Floor Plan



## Energy Efficiency Graph



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