



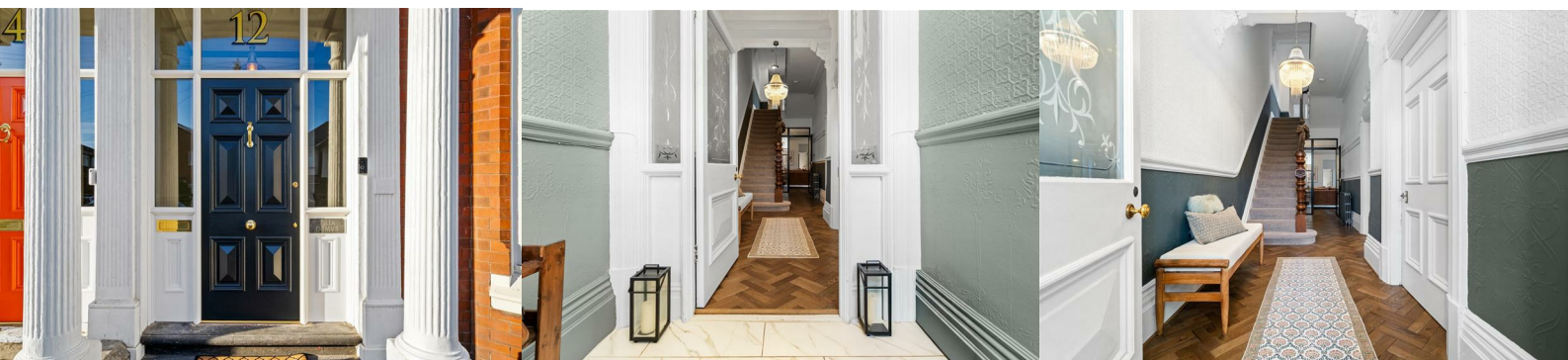
12 Linden Grove

, Hartlepool, TS26 9PX

£515,000



Igomove take pride in listing this phenomenal six bedroomed period residence located in a highly desirable residential area, it provides a wealth of key desirable features which include; six well proportioned bedrooms (master benefitting from freestanding bath, walk in closet and spacious en suite), capacious family bathroom, stylishly appointed lounge, beautiful dining room, awesome kitchen/diner family room, large utility room, guest cloakroom, impressive hallway, fantastic rear garden, one car driveway, garage, period features, gas central heating, all new uPVC double glazing, superb decor throughout, high end fixtures and fittings, bespoke wall panelling, cast iron radiators and new pipe work, shutters, new parquet flooring, freehold.



Impressive facade, walled garden, driveway, beautiful front door with portico.

Vestibule entrance, marble tiled floor, dado rail, lincrusta to walls, etched glass panelled door into;

Inviting entrance hall with original stairs to the first floor, dado rail, excellent decor, parquet flooring, deep coving.

Superb lounge with bay window to the front elevation, fantastic ornate plasterwork, bespoke wall panelling, marble fireplace with log burner, stylish decor, ornate door frame.

Fabulous dining room with parquet flooring, ornate door frame, deep cornicing, incredible plasterwork to the ceiling, impeccable decor, custom shelving, beautiful fireplace with over mantle and period fire.

Stunning recently refitted and hugely extended kitchen/diner/family room with dual fuel fire, skylights, under floor heating, fitted with an array of shaker style wall, base, drawer and larder cabinetry, solid quartz counter tops, magnificent breakfasting island, Belfast sink with copper mixer tap, space for range cooker, integrated extractor, integrated fridge freezer, integrated dishwasher, new parquet flooring, wall lights, recessed spotlights, stylish doors opening to the rear, ample space to dine, entertain and relax.

Guest cloakroom beautifully fitted with WC and wash basin.

Huge utility room/boot room with chequerboard flooring, fantastic array of cabinetry including coat storage facilities, plumbing for washing machine, space for tumble drier, Belfast sink, wooden worktop, wall panelling, recessed spotlights, ample space to perform laundry duties, French doors opening to the rear garden.

To the first floor, there is a large landing area which leads to;

Bedroom one is an impressive double with bay window to the front elevation, freestanding period bath to raised wooden platform with floor mounted shower head taps, pristine decor, bespoke wall panelling, deep cornicing, walk in wardrobe and with access to;

Fabulous en suite facilities of capacious proportions with oversized shower enclosure, period style WC and stylish vanity basin, feature brick wall, wooden flooring, recessed spotlights,

Bedroom two is a further large double situated to the rear, pristine decor.

Bedroom three is of single proportions located to the front of the property, impeccably presented.

The large family bathroom comprises freestanding bath with floor standing mixer shower head tap, close coupled WC, vanity wash basin, walk in shower cubicle, complimentary subway tiling to walls, period style flooring, recessed spotlights.

To the second floor;

Bedroom four is a huge double situated to the front of the house, feature beam, laminate flooring, cast fireplace, recessed spotlights, pristine decor.

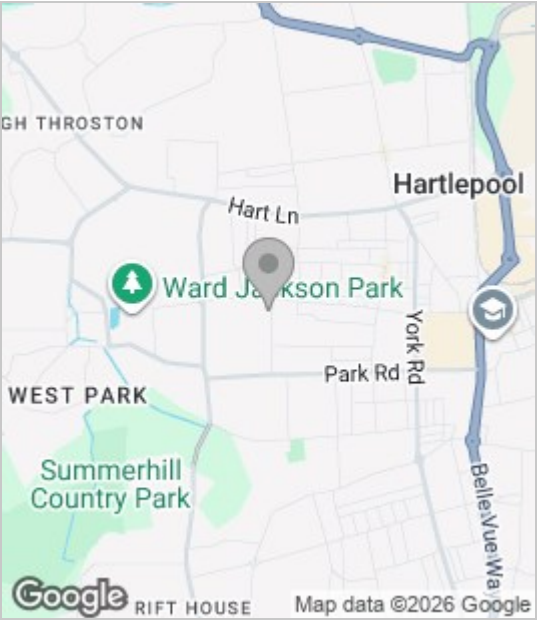
Bedroom five is yet another sizeable double situated to the rear elevation, laminate flooring, feature beam, recessed spotlights, immaculate decor, original fireplace.

Bedroom six is of single proportions with a window to the front, feature beam, laminate flooring, excellent decor.

To the rear is an enclosed huge garden with patio and is laid to lawn, established trees and mature shrubbery, shingled and play areas.

This this majestic property encompasses modernity and style yet retains many original period features additionally it is located in a highly prominent situation and Igomove eagerly await your call to view.

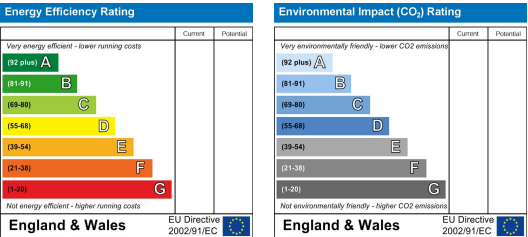
Area Map



Floor Plan



Energy Efficiency Graph



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