



## 40 Sandbanks Drive

, Hartlepool, TS24 9RS

**£220,000**



Igomove happily present this well proportioned three bedroom semi detached property situated in a highly regarded location on a substantial plot close to schools, shops, and bus services, it offers a host of desired elements including three well proportioned bedrooms, modern family bathroom, superb lounge, separate dining room, fabulous kitchen, guest cloakroom, extensive gardens to three sides, driveway, garage, UPVC double glazing, gas central heating, oak interior doors, lovely decor, freehold.



Well presented frontage, mature lawned garden with trees and shrubs, large plot, side patio area, driveway, front door into;

Entrance hallway with the stairs to the first floor accommodation front door flanked either side by windows providing natural light, immaculate decor.

Superb lounge with window to the front elevation and French doors opening into the rear garden, wall lights, impeccably presented with media wall and wall mounted contemporary fire.

Separate dining room with twin elevation windows, immaculate decor and with French doors into;

Large kitchen fitted with an array of contemporary larder, wall, base, and drawer cabinetry, wooden surfaces, superb central Island, space for range oven, integrated extractor, cast one and a half bowl sink with mixer tap, integrated fridge freezer, integrated dishwasher, recessed spotlights, tiled floor, French doors to the side elevation flanked by full height windows.

Inner lobby/ utility with plumbing for washing machine and space for tumble drier, half glazed exterior door.

Guest cloakroom comprising close coupled WC and pedestal wash basin.

To the first floor spacious landing there is a rear aspect window flooding the area with natural light.

Bedroom one is a large double situated at the front of the property with fitted wardrobes, laminate flooring, recessed spotlights, pristine decor.

Bedroom two is also located to the front of the property and is of double proportions, excellent decor, fitted wardrobes.

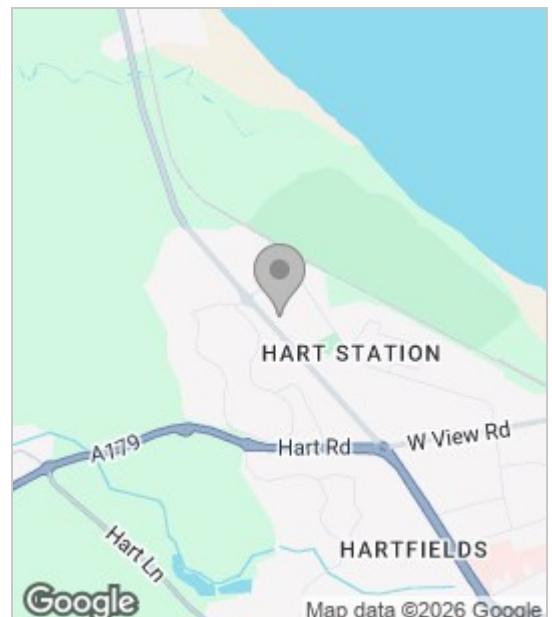
Bedroom three is a good size single situated to the rear, superb decor.

The delightful family bathroom comprises bath with over bath shower and glass shower screen, concealed cistern WC, and vanity washbasin, complimentary tiling.

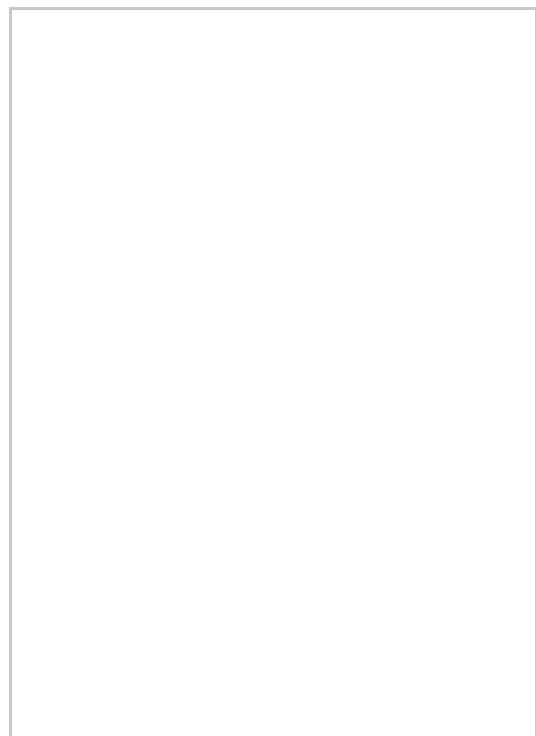
To the rear is a substantial garden laid to lawn with several established trees, patio and BBQ area.

Situated in a popular area close to schools, shops and bus services this extended property on an extensive plot would make an ideal family home, contact Igomove at your first opportunity to view.

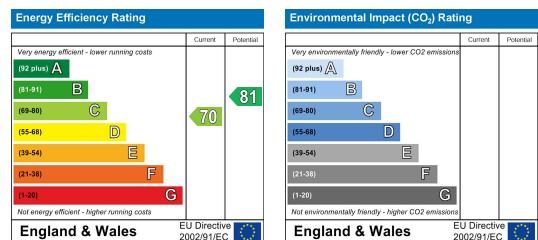
## Area Map



## Floor Plan



## Energy Efficiency Graph



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