



## 5 Warwick Grove

, Hartlepool, TS26 9ND

**£299,999**



Igomove take great pride in presenting to the market this sought after three bedroom semi detached property located in a highly desirable residential area, it boasts a wealth of desirable attributes such as; three double bedrooms, modern family shower room, large rear aspect lounge, separate dining room, open plan kitchen diner, guest cloakroom, inviting entrance hallway, double garage, two car driveway, established well stocked gardens (rear is South facing), UPVC double glazing, gas central heating, neutral decor, freehold.



Superb location in a highly desirable area, end cul de sac position, attractive facade, beautiful lawned garden with stunning shrubbery and mature trees, extensive block paved two vehicle driveway to double garage with roller shutter door and with electrics, front door into;

Inviting entrance hallway with turned stairs to the first floor accommodation, neutrally presented with decorative coving and fitted storage cupboards.

Guest cloakroom which comprises close coupled WC, bidet and wall mounted wash basin.

Excellent dining room located to the front of the property, neutral colour scheme, decorative coving, wall lights.

Superb rear aspect lounge, neutral decor, decorative coving, feature fire surround with gas fire, wall lights, recessed archway.

Open concept kitchen diner fitted with a wealth of shaker style wall, base, and drawer cabinetry, complimentary surfaces, tiled backsplash, peninsular breakfast bar, sink with chrome mixer tap, integrated gas oven, integrated gas hob, integrated extractor, integrated microwave, space for fridge, plumbing for washing machine, three fitted storage cupboards, wooden ceiling, ample space to dine.

Lobby with rear aspect door and personal access door into garage.

To the first floor landing there is a window bringing in natural light, decorative coving, neutral colour pallet, loft access.

Bedroom one is a delightful double with window to the front with fitted wardrobes, pretty decor, wall lights.

Bedroom two is a spacious double with fitted wardrobes and neutral decor.

Bedroom three is also of double proportions with pretty decor and fitted wardrobes.

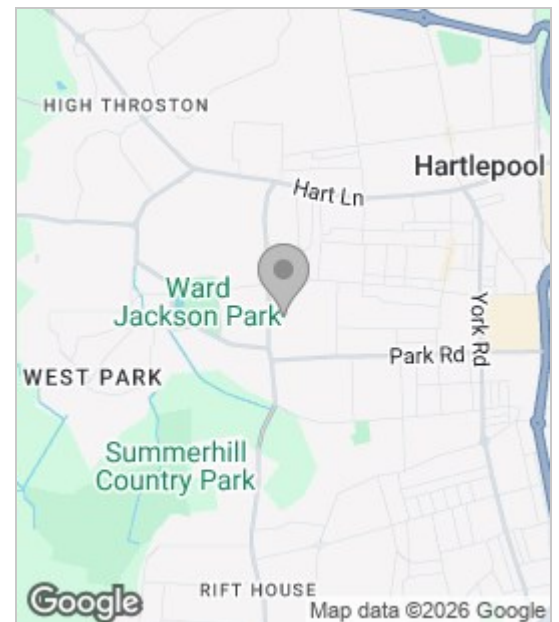
The family shower room comprises oversized shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling/modern wall cladding.

Boarded loft which is carpeted with storage, electrics, accessed via ladders.

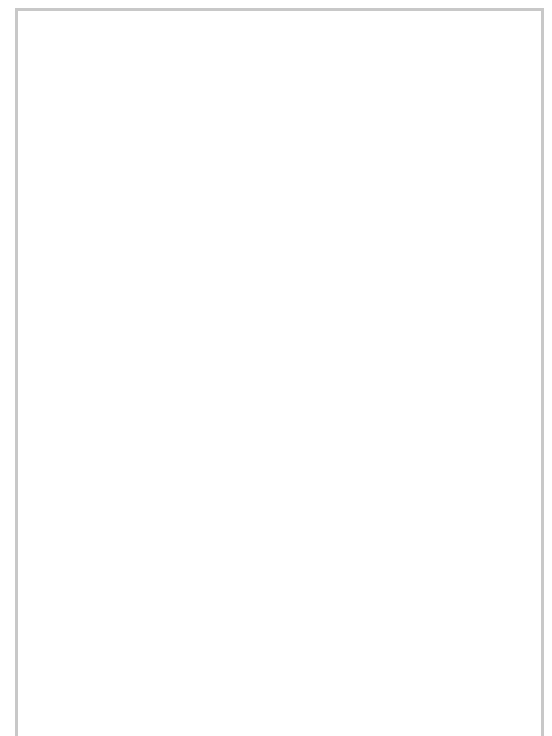
To the rear is a stunning, well stocked Southerly aspect garden laid to lawn with a host of established shrubbery and trees, raised borders, patio area.

Homes in this location rarely become available and Igomove encourage early viewing to secure this desirable property.

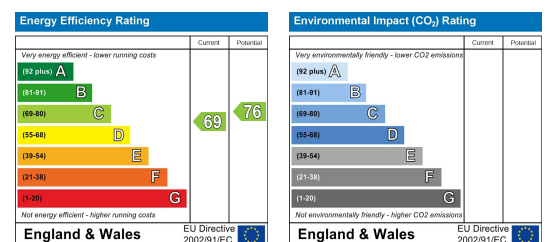
## Area Map



## Floor Plan



## Energy Efficiency Graph



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