



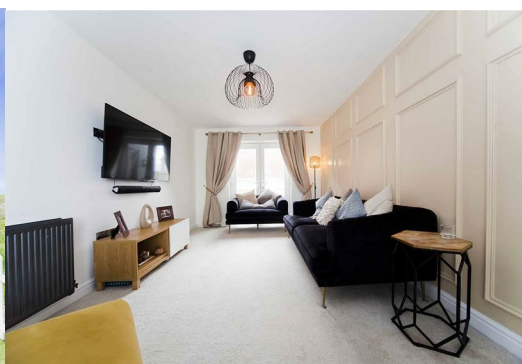
## 36 Forest Avenue

, Hartlepool, TS24 0AH

**£320,000**



Igomove are proud to present to the market this four bedroom detached property located on a modern coastal development, beautifully presented throughout it offers host of desirable elements which include; four well proportioned bedrooms (master with ensuite shower room) superb family bathroom, dual aspect lounge, fabulous open plan kitchen/ diner/ family room, entrance hallway, guest cloakroom, lawned gardens, three car driveway, garage, UPVC double glazing, gas central heating, excellent decor throughout, fitted blinds, LVT flooring, bespoke wall panelling, fantastic plot with amazing sea views, freehold.



Attractive modern rendered, brick and panelled facade, lawned garden with picket fence, driveway for three vehicles to garage, front door into;

Entrance hallway with stairs to the first floor accommodation, recessed spotlights, stair lighting, LVT flooring, pristine decor, under stairs storage cupboard.

Large dual aspect lounge with window to the front elevation and with French doors which open to the rear garden, custom wall panelling, impeccable decor.

Guest cloakroom comprising close coupled WC and vanity wash basin, stylish tiling.

Fantastic open concept kitchen/diner/family room which comprises range of contemporary larder, wall, base, and drawer cabinetry, kickboard lighting, complimentary solid surfaces, tiled backsplash, space for American fridge freezer, integrated oven, integrated microwave, integrated ceramic hob, integrated stainless multifunction extractor, integrated dishwasher, integrated washing machine, integrated tumble dryer, sink with mixer tap, triple aspect windows and French doors which open to the rear garden, ample space to dine plus seating space, recessed lighting, LVT flooring.

To the first floor galleried landing is a rear elevation window providing natural light.

Master double bedroom located to the rear with dual aspect windows, bespoke panelling, lovely decor, recessed spotlights and which also benefits from;

En suite shower room comprising oversized shower enclosure, concealed cistern WC and vanity washbasin with chrome heated towel radiator, superb tiling.

Bedroom two is a large dual aspect double, modern decor, recessed spotlights.

Bedroom three is a double room situated to the front of the property, immaculately presented.

Bedroom four is of single proportions with rear aspect views, pretty pastel decor.

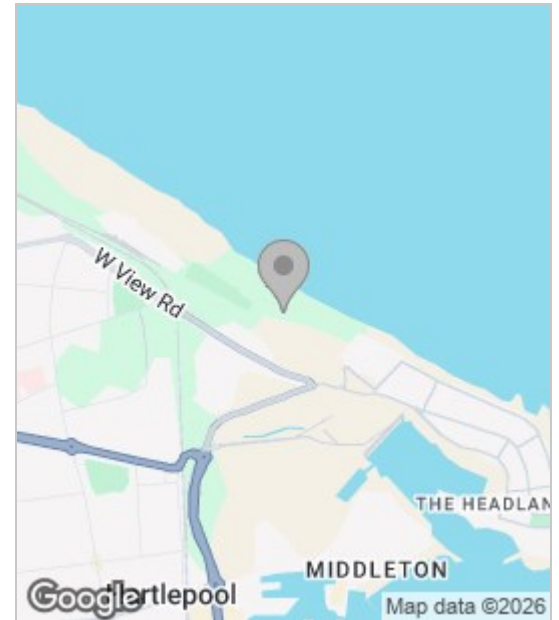
The immaculate family bathroom comprises bath, over bath shower, glass shower screen, concealed cistern WC and wash basin with complimentary tiling, heated towel radiator.

Loft space.

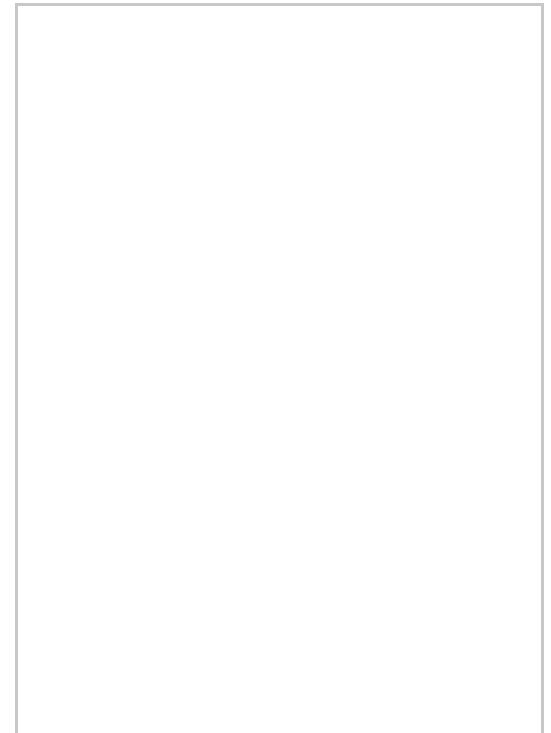
To the rear of the property is an enclosed garden laid to lawn with patio area.

With magnificent sea views and ideally placed for coastal walks, this stunning family home offers beautifully presented accommodation in an idyllic setting, contact Igomove today and well will arrange your viewing at your convenience.

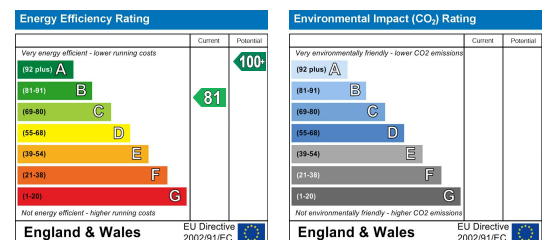
## Area Map



## Floor Plan



## Energy Efficiency Graph



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