



47 Westerdale Road

, Hartlepool, TS25 2AP

£259,500



Igomove are delighted to present this impressive, greatly extended five bedroom semi-detached family home, situated in a popular residential location and offering exceptionally spacious and versatile accommodation with excellent decor throughout, comprising; entrance hallway, superb dual aspect lounge, contemporary kitchen diner, guest cloakroom, games room/playroom, five bedrooms and recently fitted family bathroom, further benefits include; externally accessed store room (partially converted from the garage), two lofts, full gas central heating, UPVC double glazing, composite front door, extended two-car driveway, wraparound gardens with good size South-facing rear and freehold.



Occupying a generous plot, this attractive brick facade property is approached via an extended driveway providing off-road parking for two vehicles, alongside a lawned garden with established shrubbery. The gardens extend around the front, side and rear of the property, whilst two full-height windows flank the composite entrance door. To the front there is also a useful externally accessed store room (partially converted from the garage), providing excellent additional storage.

Composite entrance door opens into the welcoming entrance hallway, beautifully presented with impeccable decor and tiled flooring. Two full-height windows adjacent to the entrance door provide an abundance of natural light, stairs rise to the first floor accommodation and the tiled flooring flows seamlessly through into the principal ground floor living areas.

The superb dual aspect lounge is a generously proportioned reception room with tasteful decor and tiled flooring. A striking contemporary media wall provides an attractive focal point and incorporates a modern living flame fire, whilst impressive bi-fold doors open directly onto the rear garden, flooding the room with natural light and providing a seamless transition between indoor and outdoor living.

The impressive contemporary kitchen diner is superbly appointed with a stunning range of wall, base, drawer, larder and display cabinetry complemented by solid work surfaces, magnificent mosaic-tiled backsplash and cabinet illumination. A peninsula breakfast bar provides informal dining space, whilst appliances and fittings include a ceramic hob with stainless steel extractor hood over, integrated oven, integrated microwave, integrated dishwasher and one-and-a-half-bowl stainless steel sink with chrome mixer tap. There is plumbing for a washing machine and space for a tumble dryer. Tiled flooring continues throughout this excellent family space, whilst the dining area features custom wall panelling, a contemporary anthracite column radiator and ample space for a family dining suite.

The useful ground floor guest cloakroom is fitted with a stylish black suite comprising close coupled WC and vanity wash basin with complementary tiled backsplash, modern flooring and excellent decor.

The converted garage provides a versatile games room/playroom, with attractive decor and flooring, creating an excellent additional recreational space suitable for a variety of uses.

To the first floor;

The first floor landing provides access to all five bedrooms and the family bathroom, with a useful fitted storage cupboard and access to two loft spaces. Two of the double bedrooms benefit from fitted wardrobes.

Bedroom one is a generous double room situated to the front of the property, with a front elevation window and superb contemporary decor.

Bedroom two is also located to the front elevation and is of double proportions, offering ample space for a variety of furniture configurations and benefiting from excellent decor.

Bedroom three is another double bedroom, positioned towards the rear of the property with a rear elevation window overlooking the garden and lovely decor.

Bedroom four is also situated to the rear, a further double room with rear aspect views and tasteful modern decor.

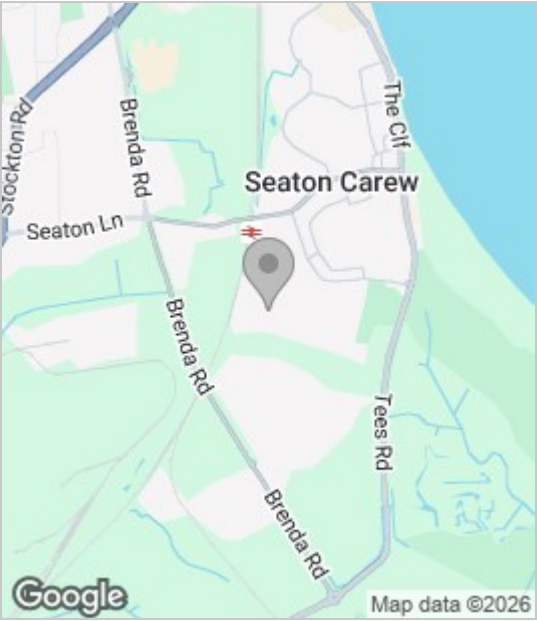
Bedroom five is of single proportions with a front elevation window and attractive decor, making an ideal child's bedroom, nursery, dressing room or home office if desired.

The recently fitted family bathroom is impressively appointed with a luxurious boutique hotel-inspired feel, comprising bath with shower over and glass shower screen, striking black close coupled WC and coordinating black vanity wash basin unit. Impressive tiling and contemporary wall panelling combine with superb lighting to create a stylish, spa-like ambience, whilst a TV and heated towel radiator complete this exceptional bathroom.

Externally, the property occupies a generous plot with gardens wrapping around the front, side and rear. The good size South-facing rear garden is predominantly laid to lawn with a generous patio area providing an ideal setting for garden furniture, entertaining and dining alfresco. The wraparound arrangement provides an excellent amount of outdoor space ideally suited to family life.

This greatly extended semi-detached home offers an abundance of versatile accommodation ideally suited to modern family living. Igomove highly recommend early viewing to appreciate the space, presentation and superb accommodation on offer.

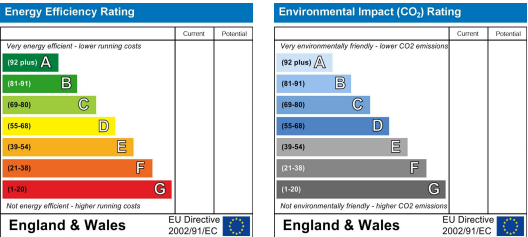
Area Map



Floor Plan



Energy Efficiency Graph



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