

# 59 Mildenhall Close

, Hartlepool, TS25 2RN

**£140,000**

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Igomove are pleased to present this attractive three bedroom semi-detached property, offering well-proportioned accommodation comprising; two double bedrooms and one single bedroom, a family bathroom, a spacious dining kitchen, a rear aspect lounge and an entrance porch; further benefits include; gas central heating, uPVC double glazing, fitted blinds, neutral décor throughout, an extended block-paved driveway providing off-street parking, gated access to the rear garden and a south-facing lawned rear garden with decking area, vacant possession assured, freehold.







The property boasts an attractive frontage with an extended block-paved driveway providing ample off-street parking and a low-maintenance approach. Gated access leads to the rear garden, whilst an entrance porch provides access into the dining kitchen.

The spacious dining kitchen offers ample room for dining furniture and features laminate flooring and neutral décor. The kitchen area is fitted with a selection of wall, base and drawer cabinetry, complemented by heat-resistant work surfaces and a tiled backsplash. Integrated appliances include an oven, gas hob and stainless steel multifunction extractor hood. There is a one-and-a-half bowl stainless steel sink with chrome mixer tap, together with plumbing for a washing machine. Stairs to the first-floor accommodation are positioned within the dining area, with a useful fitted storage cupboard beneath. A door leads through to the rear aspect lounge.

The generously proportioned rear aspect lounge enjoys an abundance of natural light courtesy of French doors flanked by two full-height windows, together with an additional side elevation window. The French doors provide direct access to the rear garden, seamlessly connecting the indoor and outdoor spaces. The room is neutrally decorated with decorative coving, whilst an attractive feature fireplace incorporates a pebble-effect chrome inset fire, complemented by a marble hearth and matching marble upstand.

To the first floor, the landing benefits from a side elevation window, introducing additional natural light.

Bedroom one is a well-proportioned double bedroom situated to the front elevation, featuring fitted storage and a tasteful neutral colour scheme.

Bedroom two is another generously sized double bedroom, enjoying pleasant views over the rear garden and presented in understated neutral tones.

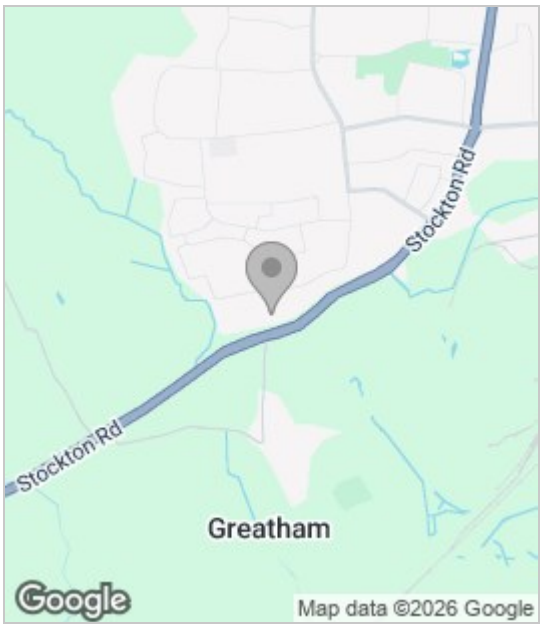
Bedroom three is a single bedroom positioned to the rear elevation, offering versatile accommodation with a neutrally presented interior.

The family bathroom comprises a bath with over-bath shower, a close-coupled WC and a pedestal wash basin. Complementary tiling enhances the room, whilst a chrome heated towel radiator completes the fittings.

Externally, the south-facing rear garden is predominantly laid to lawn with a decking area providing an ideal space for outdoor seating, dining and entertaining. Gated access connects the rear garden to the front driveway.

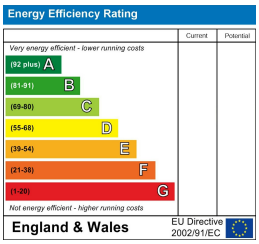
Offering spacious and versatile accommodation, attractive neutral interiors, generous off-street parking and an appealing south-facing rear garden, this well-presented semi-detached home is sure to attract considerable interest. Early viewing is highly recommended through Igomove.

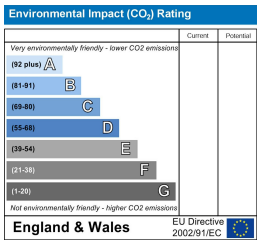
## Area Map




## Floor Plan

## Energy Efficiency Graph




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