



## 22 Silverbirch Road

, Hartlepool, TS26 0BD

**£365,000**



Igomove are pleased to present this stunning, detached family home nestled in a quiet residential estate on Silverbirch Road. This beautifully presented property has been meticulously upgraded by its current owners and is in perfect turn-key condition, making it an ideal choice for growing families. With three reception rooms and five spacious double bedrooms, this home is designed for both comfort and modern family living. The property benefits from solar panels (owned outright) with an approximate annual return of between £1800 - £2200. Installed March 2012, original 25 years term, freehold.



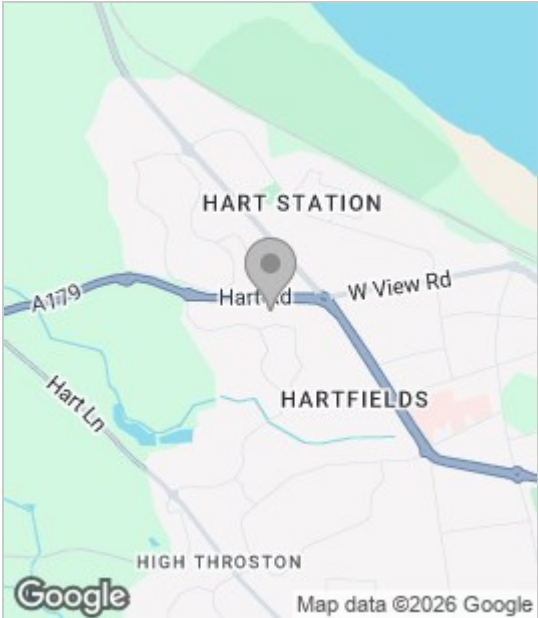
On approach, you are welcomed onto the stunning plot where the impressive home sits featuring ample private and off road parking. As you step inside, an inviting hallway welcomes you into the lounge to immediate right. This space is highly spacious offering an ideal sanctuary with electric fire for relaxation as well as featuring French doors which lead out into the garden. The dining room lies nearby directly opened into the stunning modern kitchen. The kitchen benefits from glorious high gloss units, quartz worktops, useful pantry as well as an array of integrated appliances such as fridge freezer, oven, microwave, dishwasher, electric hob, extractor fan as well as ample space for further cooking apparatus. This space is flooded with natural light due to its French doors which lead out into the extensive rear garden once again. A conveniently placed utility room lies just off the kitchen as well as a much desirable WC as an added bonus for guests and family members. The utility room also grants access through to the garage and to the gym which was formally the half of the garage. Completing the downstairs accommodation is an additional versatile reception room.

Moving upstairs, you will find five beautifully and well proportioned bedrooms, the master of which, to front aspect features ample wardrobe space as well as already fitted wardrobes and en-suite featuring a double walk in shower, vanity wash basin and WC. The second bedroom, also of great size again with benefit of fitted wardrobes, features an en-suite which comprises of a walk in shower, wash basin and WC. The third, fourth and fifth bedroom are also of generous size with ample living space.

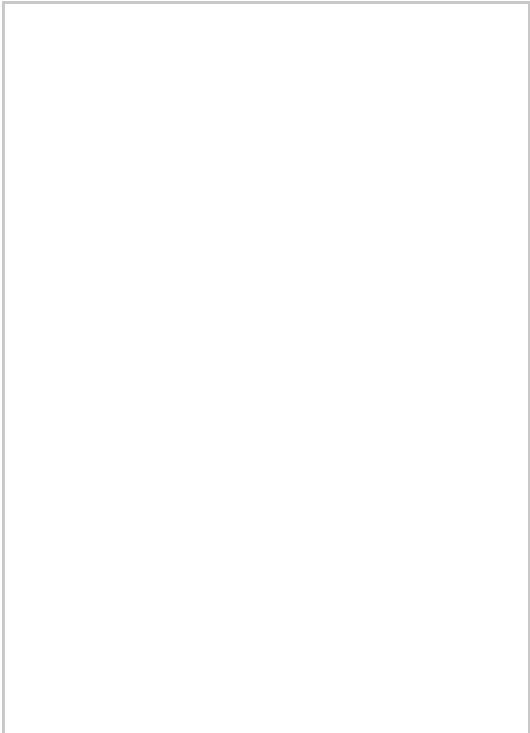
The family bathroom completes the upstairs accommodation and features a fitted bath, walk-in shower, wash basin and WC.

External to the property is a fully enclosed and maintainable rear garden which enjoys a high degree of privacy. Here also lies a paved patio seating area perfect for a variety of activities. Make this home your own and book your viewing today. Igomove are open 7 days a week.

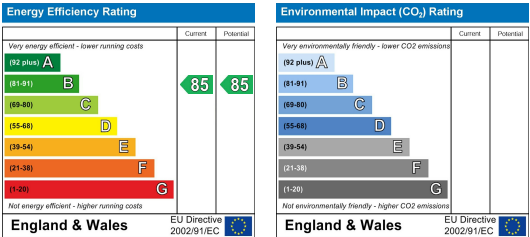
### Area Map



### Floor Plan



### Energy Efficiency Graph



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