



92 Tristram Avenue

, Hartlepool, TS25 5NE

£97,500



Igomove are happy to list this delightful three bedroomed mid terraced house situated in a desirable location, it provides many desired elements, such as; three well proportioned bedrooms, modern family bathroom, spacious kitchen diner, good size lounge, sunny conservatory, gardens, driveway, Upvc double glazing, gas central heating, fitted blinds, neutral decor, freehold.



Well presented frontage, walled established garden, driveway, front door into;

Entrance vestibule with stairs to the first floor.

Excellent lounge with window to the front elevation and French doors flanked by windows which open to the garden room, neutral decor, decorative coving.

Garden room with laminate flooring, dual aspect windows and French doors opening to the rear garden, decorative coving, modern decor.

Open plan kitchen diner fitted with a range of wall, base and drawer cabinets, wine rack, complimentary surfaces, tiled backsplash, integrated oven, integrated gas hob, integrated extractor, stainless one and a half bowl sink with chrome mixer tap, fitted storage cupboard, tiled floor, ample space to dine.

Storage room with doors from the front and rear of the property.

To the first floor landing there is a rear elevation window bringing in natural light. Boarded loft with velux windows and pull down ladders for access.

Bedroom one is a front aspect double with fitted storage cupboard, neutral decor.

Bedroom two is another double situated to the front of the property, neutrally presented.

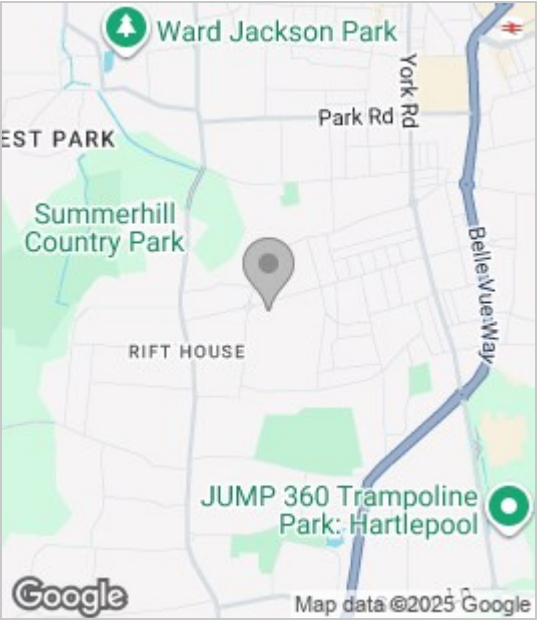
Bedroom three is a single situated to the rear, neutral colour scheme.

The modern family bathroom comprises bath, over bath shower, close coupled WC and pedestal wash basin, wall panelling.

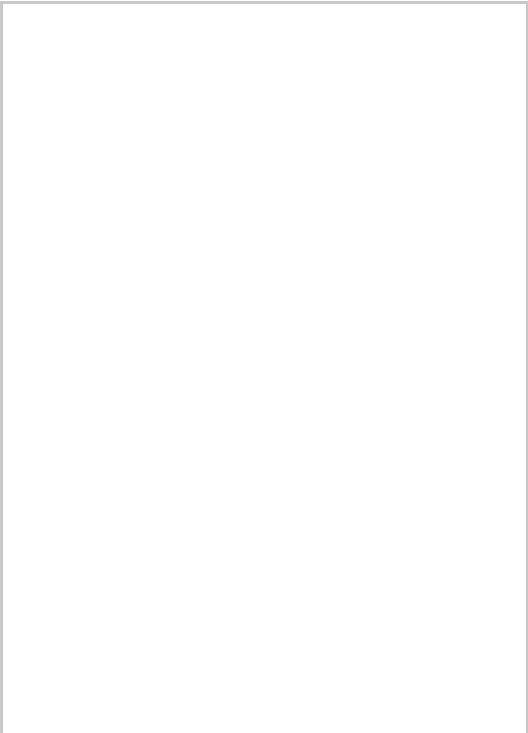
To the rear is an enclosed garden laid to lawn with patio, decking established tree, garden shed.

Offered with vacant possession and presented as a blank canvas, this property would be ideal as a rental investment or equally as a family residence, the igomove team await your call to view.

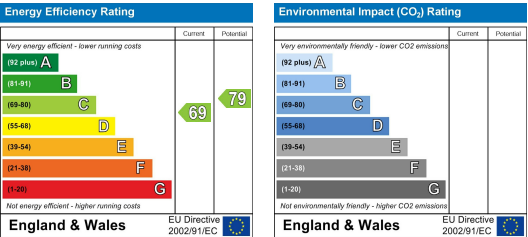
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.