



45 Westbrooke Avenue

, Hartlepool, TS25 5HU

£220,000



Igomove take pleasure in presenting to the market this vastly extended, four bed roomed semi detached house located in an established residential area. It offers several desirable key attributes including; four good size bedrooms, four piece family bathroom, spacious lounge, excellent dining room, superb garden room extension, extended kitchen breakfast room, entrance hallway, garage, one car driveway, gardens, newly installed UPVC double glazing, gas central heating via recently fitted boiler, tasteful decor, double rear extension plus side/front extensions, fitted blinds, freehold.



Attractive facade, lawned walled garden, mature shrubbery, one vehicle block paved driveway to attached garage, front door into;

Porch entry, neutrally decorated.

Inviting entrance hall with oak stairs to the first floor accommodation, fitted storage cupboard, neutral decor.

Superb lounge with bay window to the front elevation, neutral decor, decorative coving, wall lights, feature fireplace with contemporary electric fire, open plan to;

Large dining room neutrally presented with decorative coving and benefiting from doors which open into;

Splendid garden room with twin Velux windows and French doors opening into the garden, recessed spotlights, neutral colour scheme, laminate flooring, chrome column radiator.

Fantastic open plan family/ kitchen and breakfast area fitted with the wealth of wall, base, drawer and larder, cabinetry, complementary surfaces, tiled backsplash, integrated double oven, integrated ceramic hob, integrated extractor, sink with American style jet swivel mixer tap, space for dishwasher, integrated fridge freezer, plumbing for washing machine, space for American fridge freezer, space for tumble drier, breakfast bar, and breakfasting area benefiting from French doors opening into the rear garden, neutral decor, laminate flooring.

To the first floor landing, there is access to;

Bedroom one is a large double with bay window to the front elevation and wall to wall sliding mirrored wardrobes, tasteful decor, decorative coving.

Bedroom two is a further large double situated to the rear with twin fitted wardrobes, dressing table combination unit, laminate flooring, lovely decor.

Bedroom three is another large room with twin fitted wardrobes and dual aspect windows, laminate flooring, excellent decor, decorative coving, recessed spotlights.

Bedroom four is of single proportions situated to the front of the property, superb decor.

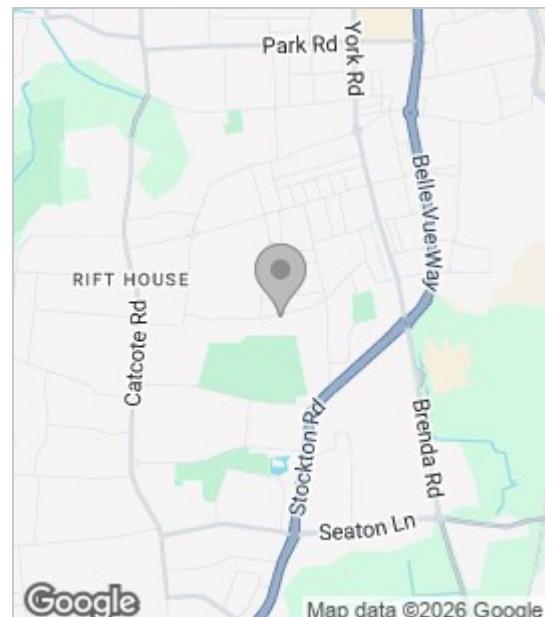
The stylish family bathroom comprises four pieces which include; quadrant shower cubicle, bath, close coupled WC and vanity wash basin, complimentary tiling, panelled ceiling, recessed spotlights, tiled floor, dual aspect windows.

Boarded loft with ladders.

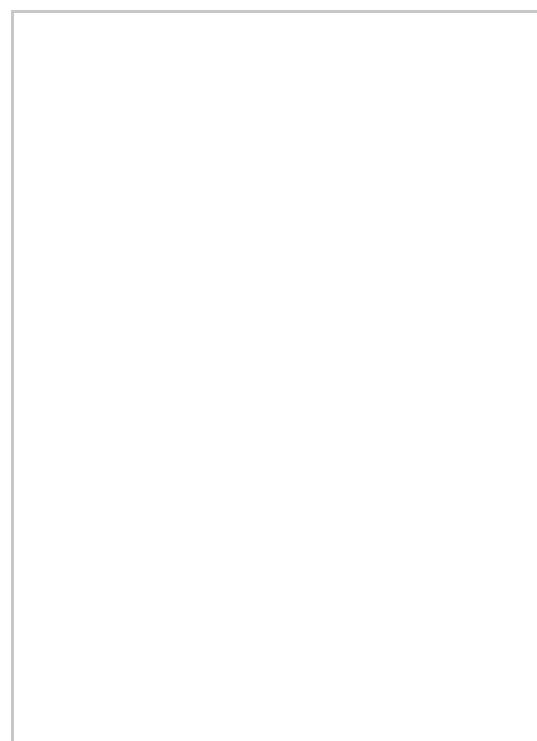
To the rear is a huge, enclosed garden laid to lawn with large patio area, summerhouse and shed, mature shrubbery.

This vastly extended and improved family residence is located in a highly regarded residential area and Igomove encourage early viewing to secure this rare to the market gem.

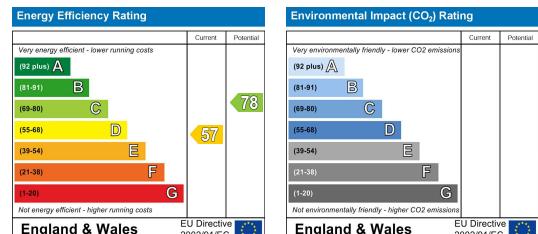
Area Map



Floor Plan



Energy Efficiency Graph



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