



## 248 Throston Grange Lane

, Hartlepool, TS26 0UJ

**£127,500**



Igomove are pleased to offer to the market this stylish three bedroom mid terraced property located in a popular area benefiting from shops, schools, and bus routes all within close proximity, it also provides many desirable features such as; three double bedrooms, modern bathroom, dual aspect lounge, open plan kitchen diner, guest cloakroom, hallway, gardens, parking, UPVC double glazing, gas central heating, fitted blinds, superb decor, freehold.



Well presented facade, walled lawned garden, on street parking, porch entry into;

Entrance hallway with stairs to the first floor accommodation impeccably presented with marble tiled flooring, feature bespoke wall panelling, recessed spotlights.

Stunning open plan kitchen diner fitted with a selection of high gloss contemporary wall, base, and drawer cabinetry, complimentary solid surfaces, integrated oven, integrated gas hob, integrated stainless multifunction extractor, fantastic breakfasting island, sink with American style jet swivel mixer tap, plumbing for washing machine, integrated fridge freezer, fitted storage cupboard/pantry, recessed spotlights, marble tiled flooring, ample dining space.

Dual aspect lounge with window to the front elevation and benefitting from French doors opening to the rear, stylish decor, decorative coving, media wall, beautiful flooring, stylish wood burner.

Guest cloakroom comprising WC and wash basin.

To the first floor landing, there is a rear elevation window which provides natural light and there is also a fitted storage cupboard.

Bedroom one is a large double with front elevation window and fitted storage cupboard, fitted mirrored sliding wardrobes, excellent decor.

Bedroom two is a further double situated to the front of the property with fitted storage, superb decor.

Bedroom three is another well proportioned double room with window to the rear of the property, pristine decor.

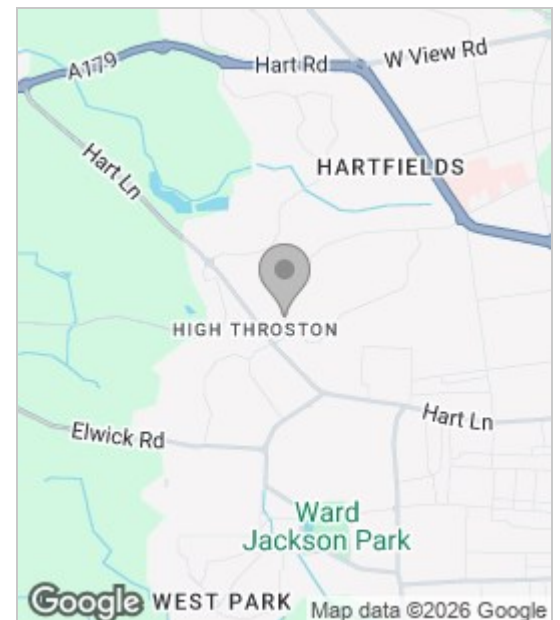
The family bathroom comprises bath, over-bath shower, close coupled WC and pedestal wash basin with complimentary tiling, heated towel rail.

Partially boarded loft.

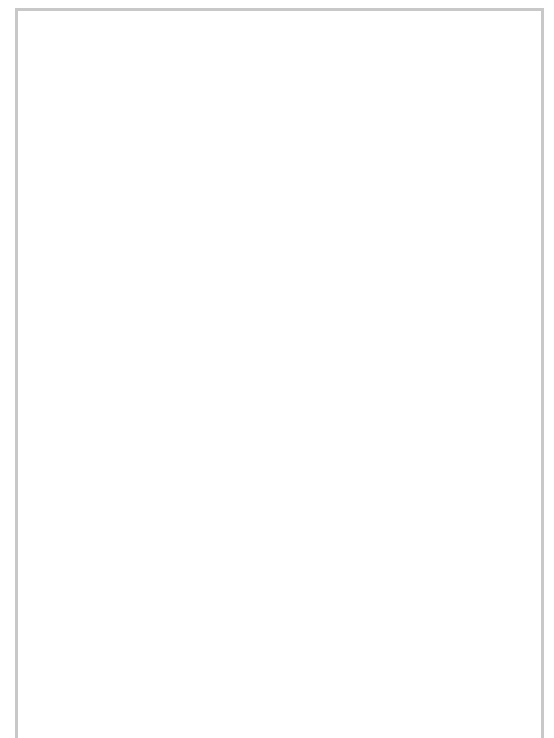
To the rear is an enclosed Mediterranean style paved garden with artificial lawn, brick built shed, gated access and personal access door.

This beautifully presented property is ready to move into and Igomove encourage early viewing to secure this delightful abode.

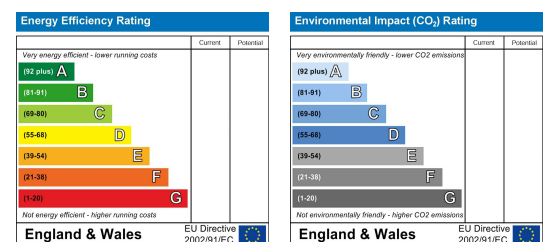
## Area Map



## Floor Plan



## Energy Efficiency Graph



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