



## 33 Queensway

Greatham, Hartlepool, TS25 2HL

**£195,000**



Igomove are happy to present the market this excellent two bedroom semi detached property (with third double bedroom or additional reception room located to the ground floor), It offers several desirable elements which include; two double bedrooms to the first floor, additional double bedroom to the ground floor with separate entrance, modern four piece bathroom, superb lounge, excellent open concept dining kitchen, sunny conservatory, entrance hallway, utility room, guest cloakroom, ample storage, UPVC double glazing, gas central heating, lovely decor, fitted blinds, rear garden, extended driveway, recently rewired, freehold.



Located in a desirable village with shops and pubs close at hand, well presented front elevation, extended resin driveway for three cars, composite front door into;

Vestibule entrance with fitted storage cupboard.

Entrance hallway with oak and glass stairs to the first floor accommodation, laminate flooring, pristine decor, anthracite column radiator.

Superb lounge located to the front of the property, immaculate decor, laminate flooring, fitted storage.

Excellent open concept dining kitchen fitted with an array of sleek high gloss larder, display, wall, base, and drawer cabinetry, integrated appliances including integrated double oven, integrated ceramic hob, integrated stainless multifunction extractor, integrated dishwasher, space for American fridge freezer, complementary surfaces and backsplash, central breakfasting island, stainless sink with chrome mixer tap, ample dining space, half glazed rear access door, recessed spotlights, anthracite column radiator, Velux windows, French doors which open to the rear garden, lovely decor, decorative coving, stylish flooring.

Utility room with plumbing for washing machine and space to perform laundry duties.

Guest cloakroom comprising WC with compact basin, tiled backsplash.

Conservatory newly installed with patio doors which open to the rear garden, laminate flooring, feature brick wall.

Bedroom three (or additional reception room) triple aspect with windows to the front, side and rear also private access door to the front elevation, impeccable decor, laminate flooring, recessed spotlights, anthracite column radiators.

To the generous first floor landing, there are two windows to the side elevation and window to the front elevation bringing in an abundance of natural light, oak and glass balustrades.

Bedroom one is of double proportions located to the front of the property, stylish decor, custom wall panelling.

Bedroom two is another double room situated to the rear, tasteful decor.

The stylishly appointed four piece family bathroom comprises shower enclosure, bath, concealed cistern WC, and vanity washbasin, storage unit, complimentary tiling, chrome heated towel radiator.

To the rear is an enclosed garden laid to lawn with well stocked raised planters, patio area, greenhouse and shed.

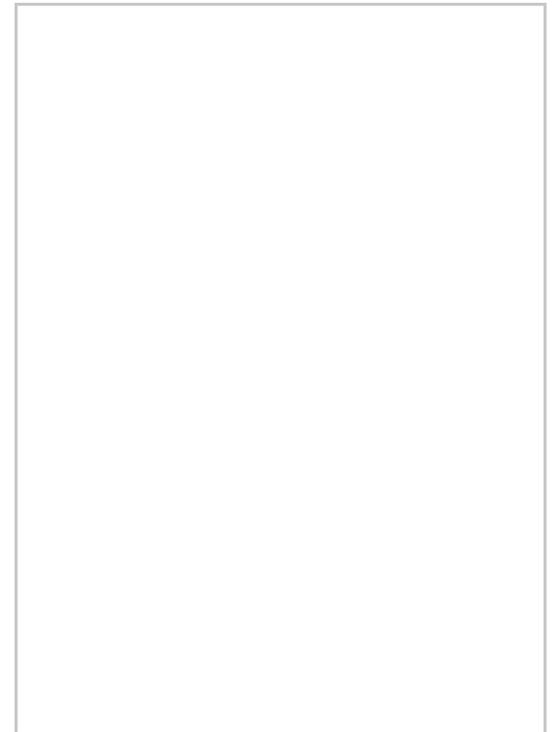
With a potential third bedroom to the ground floor offering a private entrance ideal for a teenager or elderly relative, this thoughtfully planned and beautifully presented residence is not to be missed, contact Igomove today to view.

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## Area Map



## Floor Plan



## Energy Efficiency Graph

