

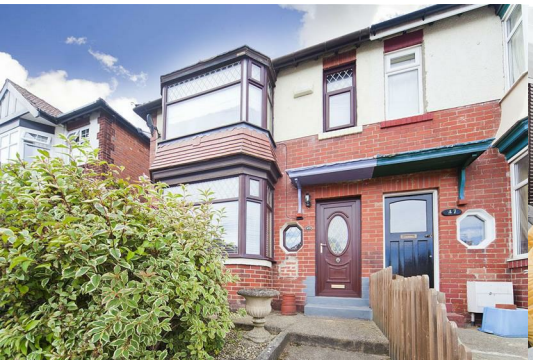
49 Ryehill Gardens

, Hartlepool, TS26 0JJ

£135,000

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Igomove are happy to list this attractive two bedroom property, situated in an established residential location, offering several desirable key attributes including; two generously proportioned double bedrooms, master bedroom with walk-in wardrobe and additional storage, family bathroom, good size lounge, spacious dining/living room, well equipped kitchen with integrated appliances, useful understairs storage, loft space, good size rear garden with large garden shed, on-street parking, fitted blinds, attractive decor throughout, UPVC double glazing and gas central heating. This appealing home also offers the potential to reconfigure the accommodation to create a third bedroom, subject to any necessary consents.







Attractive double bay frontage with brick and render facade, occupying an elevated position, with a front garden featuring established shrubbery and wrought iron railings. Steps lead to the entrance door, opening into;

Entrance Hallway

Welcoming entrance hallway with attractive bespoke wall panelling, neutral decor and staircase leading to the first floor accommodation, with access to the ground floor rooms.

Lounge

Good size lounge with attractive bay window allowing an abundance of natural light, modern decor, decorative coving and a stylish feature fireplace with tiled upstand, marble hearth and cast iron fire, providing an appealing focal point to the room.

Dining/Living Room

A generously proportioned and versatile additional reception room, providing ample space for both dining and relaxation, featuring pretty decor, decorative coving, dado rail, a stylish feature fireplace with marble hearth, upstand and coal effect fire, useful understairs storage cupboard and French doors opening directly onto the rear garden, creating an excellent space for entertaining family and friends.

Kitchen

Well proportioned kitchen fitted with an attractive range of wall, base and drawer cabinetry, complementary work surfaces, tiled backsplash, integrated ceramic electric hob, integrated oven and extractor fan, sink with black mixer tap, plumbing for a washing machine, space for a fridge freezer, laminate flooring, bespoke wall panelling and a glazed door opening directly onto the rear garden.

First Floor Landing

Staircase leading to the first floor landing, providing access to both double bedrooms, family bathroom and loft space.

Bedroom One

A particularly spacious double bedroom with attractive bay window, excellent decor, walk-in wardrobe and additional storage, providing superb bedroom accommodation.

Bedroom Two

A further well proportioned double bedroom with stylish decor, good natural light and useful storage facilities.

Family Bathroom

Well appointed family bathroom comprising a P-shaped bath with shower over and folding glass shower screen, concealed cistern WC, vanity wash basin, excellent tiling throughout, heated towel rail and natural light.

Loft Space

Additional loft space providing useful storage potential.

Rear Garden

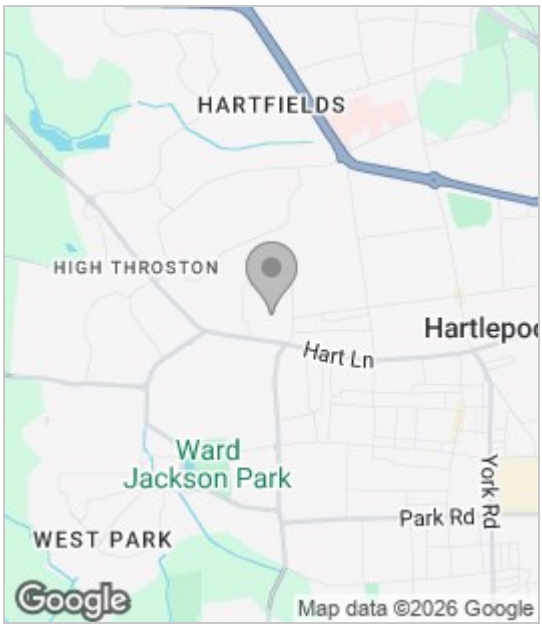
To the rear is a generously proportioned garden occupying an elevated plot, with an abundance of mature shrubbery and trees, lawn, flower beds and patio areas ideal for outdoor seating and dining alfresco. A large garden shed provides useful additional storage, whilst the established planting creates an attractive outdoor setting.

Parking

On-street parking is available to the front of the property.

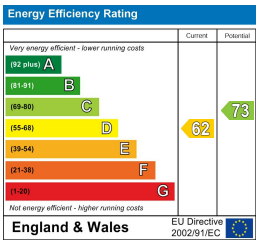
Offering generous accommodation throughout, two excellent size double bedrooms, versatile reception space and a substantial rear garden, this attractive property has much to offer a variety of prospective purchasers. Igomove highly recommend an internal viewing, contact us today.

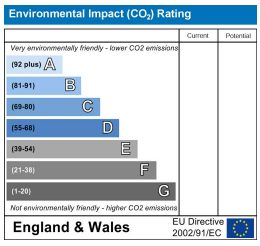
Area Map



Floor Plan

Energy Efficiency Graph





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