



**Woodrush Gardens
Hartlepool
Durham
TS27**

Offers in Excess of £250,000

bettermove

Woodrush Gardens Hartlepool

Bettermove are proud to present this 4 bedroom detached house in Hartlepool.

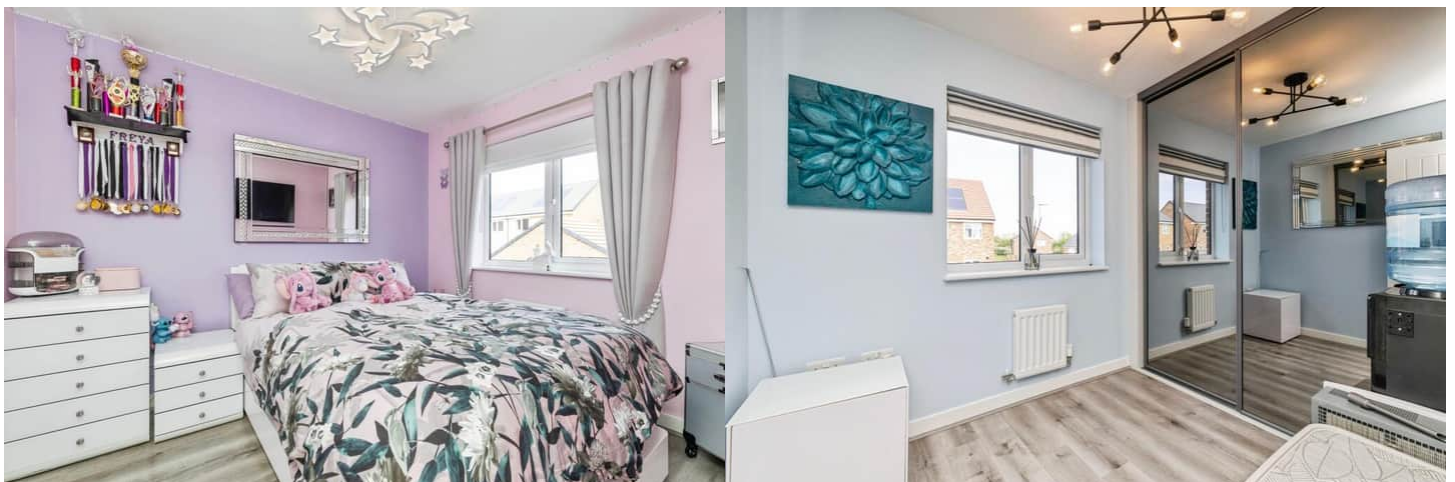
The property benefits from double glazing, and gas central heating throughout, with off street parking via the driveway and garage, complete with EV charging point.

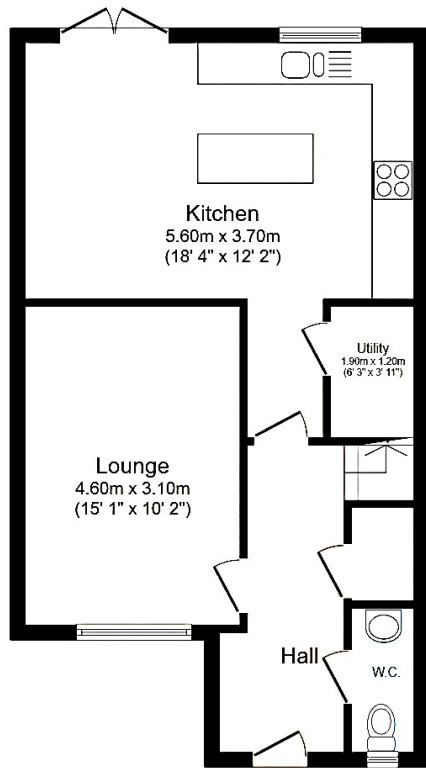
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, complete with Quartz Island and utility room, alongside a WC on the ground floor. The first floor consists of four bedrooms, with the master bedroom benefitting from a private en-suite, and the family bathroom. The exterior boasts a private rear garden, with both lawn and patio areas, garden room, complete with power, and summer house, perfect for enjoying the summer months.

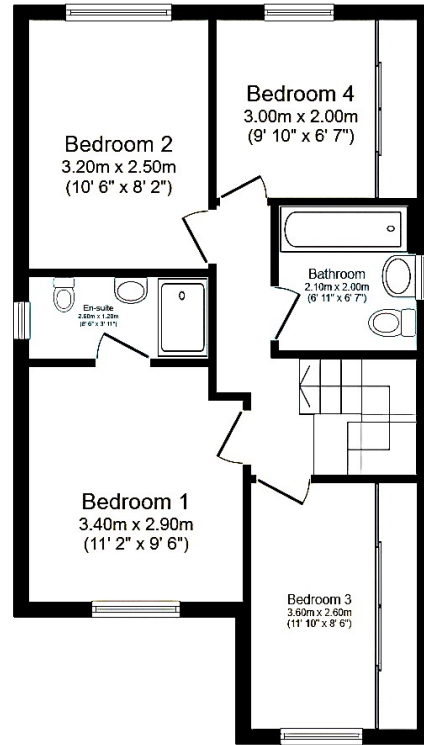
Located in the popular coastal town of Hartlepool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Hartlepool train station, a variety of local bus routes, and quick access to the A19.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Total floor area 103.6 sq.m. (1,115 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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