



Moorhen Road, TS26 0SY
4 Bed - House - Detached
£295,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



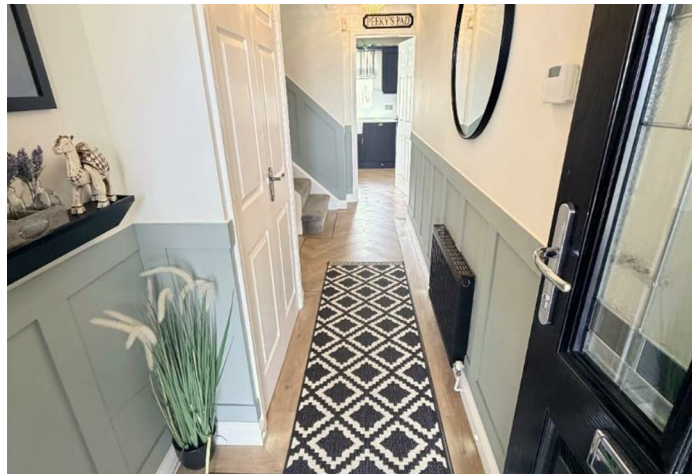
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Moorhen Road , Hartlepool, TS26 0SY

A stunning FOUR BEDROOM detached property occupying a pleasant set back position on Moorhen Road in a popular part of the Bishop Cuthbert Estate. The home offers beautifully upgraded accommodation with a superb open plan kitchen/diner, modern refitted bathroom and impressive refitted en-suite. An ideal purchase for family requirements with further benefits including gas central heating, uPVC double glazing, off street parking, garage and attractive landscaped rear garden. An internal viewing comes recommended to appreciate the accommodation on offer.

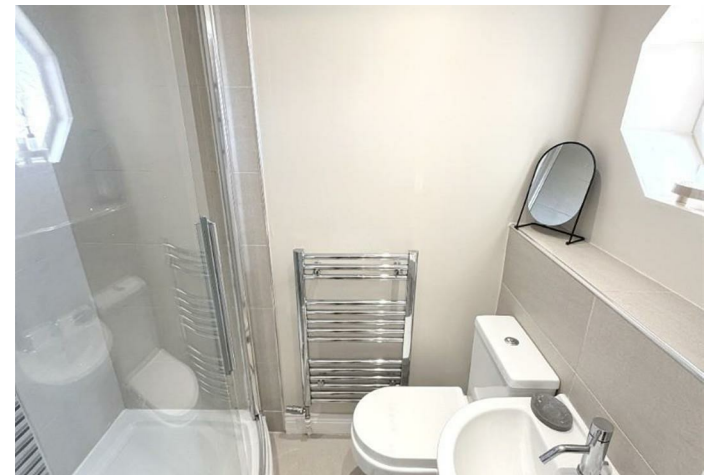
The full layout comprises; entrance hall with stairs to the first floor, integral door to the garage and access to a useful guest cloakroom/WC, the bay fronted lounge includes an electric wood burner whilst the open plan kitchen/diner offers an enviable space for entertaining with French doors opening to a decked patio area. To the first floor are four bedrooms, all with built in wardrobes, the master further benefiting from a modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece suite and chrome fittings.

Externally is a low maintenance front garden, four car driveway, integral garage and pleasant landscaped rear garden which incorporates a raised lawn and composite decked patio area. The rear garden enjoys a good degree of sun light and should prove to be low maintenance. Moorhen Road is located in an established and popular part of the Bishop Cuthbert Estate which is convenient for both schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

15'5 x 4'2 (4.70m x 1.27m)

Accessed via double glazed composite entrance door, fitted with attractive Karndean flooring, feature panelling, coved ceiling, stairs to the first floor with fitted carpet, cloaks cupboard, integral door to the garage, convector radiator.

GUEST CLOAKROOM/WC

4'9 x 2'8 (1.45m x 0.81m)

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, tiled splashback, feature panelling, coved ceiling, uPVC double glazed window to the side aspect, convector radiator.

BAY FRONTED LOUNGE

17'7 x 10'9 (5.36m x 3.28m)

A spacious family lounge with uPVC double glazed bay window to the front aspect, fitted with quality oak flooring, recessed electric wood burner with oak mantle above and brick slip tiles, coved ceiling, convector radiator to the bay.

OPEN PLAN KITCHEN/DINER

23'9 x 13'5 narrowing to 8'9 (7.24m x 4.09m narrowing to 2.67m)

Offering an enviable space for entertaining.

DINING/SEATING AREA

Attractive Karndean flooring, uPVC double glazed French doors to the rear garden, feature wall, coved ceiling, breakfast bar with radiator below.

KITCHEN AREA

Fitted with a beautiful range of navy shaker style units to base and wall level with complimenting brass handles and contrasting granite worktops with matching splashback, inset ceramic sink with mixer tap over, built in oven with matching microwave oven above, separate four ring gas hob with extractor over, integrated fridge and dishwasher, recess with wine cooler included, kickboard and downlighting, uPVC double glazed window with custom window seat, uPVC double glazed side door, matching Karndean flooring, inset spot lighting to the ceiling.

FIRST FLOOR

LANDING

Two built in storage cupboards, uPVC double glazed side window, feature panelling, fitted carpet, coved ceiling.

BEDROOM ONE

13'2 x 10'10 (4.01m x 3.30m)

A good size master with built in wardrobes, dressing area, feature panelling, three uPVC double glazed windows, distant roof top and sea view, fitted carpet, coved ceiling, convector radiator.



EN-SUITE

6'0 x 3'11 (1.83m x 1.19m)

Fitted with a modern three piece suite comprising; shower cubicle with chrome frame, glass panelled sliding door and overhead shower, wash hand basin with central mixer tap, close coupled WC, tiled splashback and flooring, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

10'1 x 8'8 (3.07m x 2.64m)

A spacious second bedroom with mirror fronted sliding wardrobes, three uPVC double glazed windows to the front aspect, distant roof top and sea view, fitted carpet, convector radiator.

BEDROOM THREE

10'10 x 6'11 (3.30m x 2.11m)

Mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM FOUR

10'1 x 6'11 (3.07m x 2.11m)

Built in single wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, coved ceiling, convector radiator.

FAMILY BATHROOM

7'10 x 5'3 (2.39m x 1.60m)

Fitted with a modern three piece white suite and chrome fittings comprising; panelled bath with central mixer tap and electric shower over, protective glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, WC with white gloss back and vanity area above, attractive panelling to walls, uPVC double glazed window to the side aspect, chrome heated towel radiator.

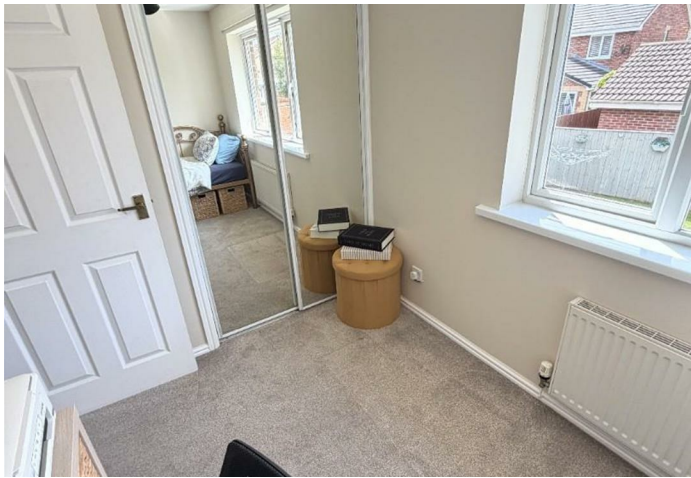
EXTERNALLY

The property occupies a pleasant set back position with a low maintenance part lawned front garden. A four car driveway provides ample off street parking and leads to the garage. A gate to the side leads through to the landscaped rear garden with composite decked patio and raised lawn with additional corner patio and fenced boundaries. The rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months.

INTEGRAL GARAGE

16'4 x 8'4 (4.98m x 2.54m)

Up and over access door to the front, integral door from the hall, lighting and sockets, plumbing for washing machine, gas central heating boiler.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1246 ft²
115.7 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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