



**Kittiwake Close, Bishop Cuthbert, TS26 0SZ**  
**2 Bed - House - Semi-Detached**  
**£145,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**



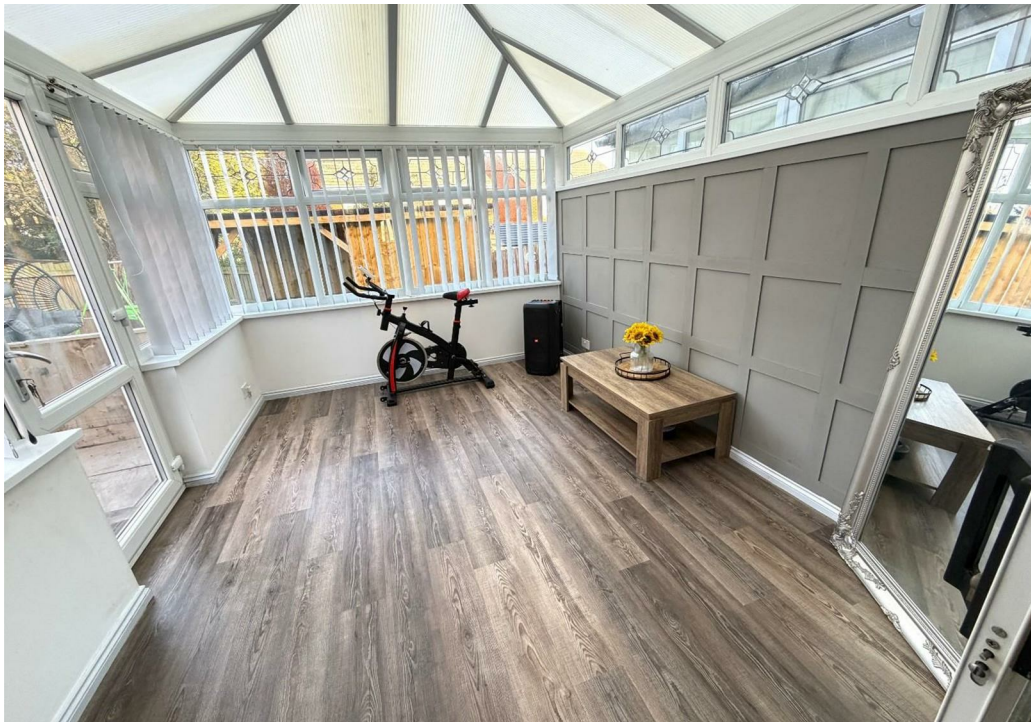
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# Kittiwake Close

## Bishop Cuthbert Hartlepool TS26 0SZ

\*\*\* REDUCED\*\*\* A stunning two bedroom semi-detached property occupying a pleasant tucked away position on Kittiwake Close, in a popular part of the Bishop Cuthbert estate. The home offers stunning, recently upgraded accommodation ideal for a first time buyer/young couple, with a contemporary open plan layout to the ground floor. An internal viewing comes highly recommended, with a superb refitted kitchen, bathroom and guest WC, whilst the home further benefits from gas central heating, uPVC double glazing, off street parking, landscaped garden and summerhouse. The full layout comprises: entrance into the open plan kitchen/diner/lounge, the kitchen area incorporating a beautiful range of units with integrated appliances and breakfast bar area. The lounge area has patio doors which open to the conservatory extension. A useful guest cloakroom/WC completes the ground floor. To the first floor are two good size bedrooms and a central bathroom which is fitted with a modern three piece suite. Externally is a low maintenance front, with a driveway running alongside the property. The recently landscaped rear garden has patio, lawn, play and decked areas, with a summerhouse and hot tub included. Kittiwake Close is situated off Falcon Road via Merlin Way and Throston Grange Lane. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE

Accessed via uPVC double glazed entrance door, modern laminate flooring, coving to ceiling, access into:

### OPEN PLAN LOUNGE/DINING/KITCHEN

25'10 x 12' (7.87m x 3.66m)

### KITCHEN & DINING AREA

Fitted with a beautiful range of units to base and wall level with complementing work surfaces and matching high splashback, inset single drainer sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor over, integrated appliances including fridge, freezer, washing machine and dishwasher, downlighting, breakfast bar/dining area, modern laminate flooring, coving and inset spotlighting to ceiling, stairs to the first floor with bespoke storage below, uPVC double glazed window to the front aspect.

### REAR LOUNGE AREA

Matching laminate flooring, double glazed patio doors into the conservatory extension, coving to ceiling, feature wall and wall mounted television point, two radiators.

### CONSERVATORY EXTENSION

12'5 x 9'9 (3.78m x 2.97m)

A generous conservatory extension with uPVC double glazed windows, door to a side patio area, modern laminate flooring, panelled wall and power points.

### GUEST CLOAKROOM/WC

Fitted with an impressive two piece suite and chrome fittings comprising: inset wash hand basin with central mixer tap and gloss vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to walls and ceiling, heated towel radiator, uPVC double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, upgraded internal doors.

## BEDROOM ONE

10'8 x 12'1 (3.25m x 3.68m)

Built-in double wardrobe with sliding doors, additional over stairs storage cupboard/wardrobe, over bed storage units, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

## BEDROOM TWO

8'3 x 12'3 (2.51m x 3.73m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

## BATHROOM/WC

6'2 x 5'6 (1.88m x 1.68m)

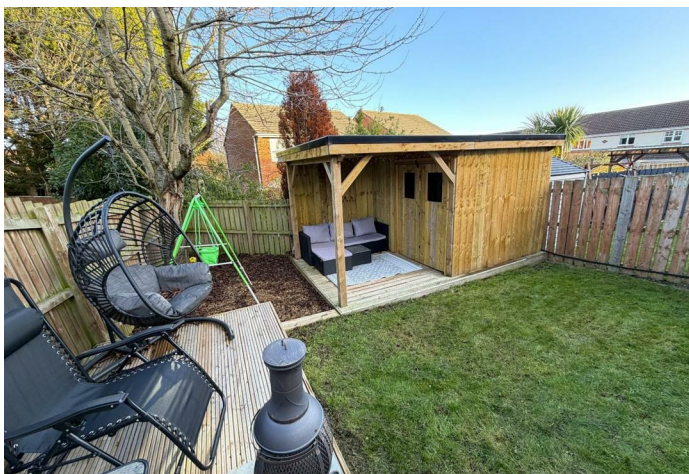
Fitted with a beautiful three piece white suite and chrome fittings comprising: panelled bath with mixer tap, shower over and separate attachment, protective glass shower screen, inset wash hand basin with mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to walls and ceiling, inset spotlights, extractor fan, uPVC double glazed window to the side aspect, heated towel radiator.

## EXTERNALLY

The property occupies a pleasant set back position with a low maintenance lawned front garden and privacy hedge. A driveway running alongside the property provides useful off street parking and scope to further extend/garage space (subject to planning). A gate to the side leads through to a paved patio area, with space for a storage shed. The rear garden has been landscaped with decked patio areas, lawn and play area, with fenced boundaries. A summerhouse with hot tub and electric is included, making it ideal for entertaining family and friends.

## NB

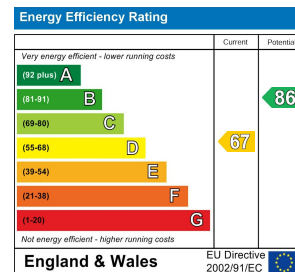
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







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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