



**Bluebell Way, Bishop Cuthbert, TS26 0WF**  
**3 Bed - House - Detached**  
**£205,000**

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



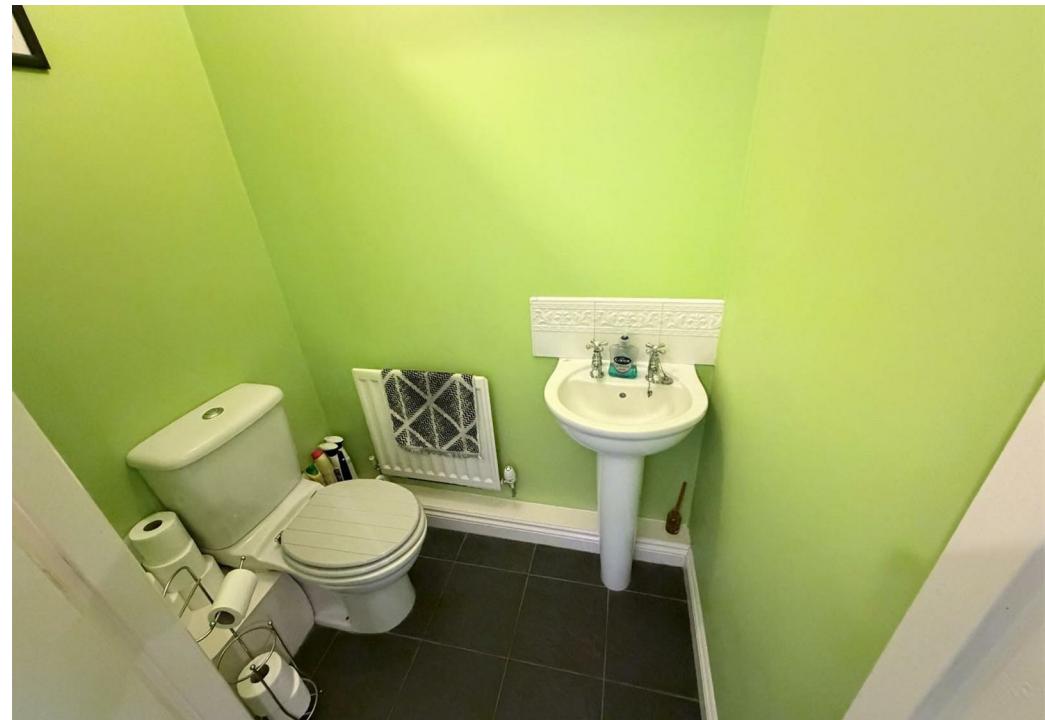
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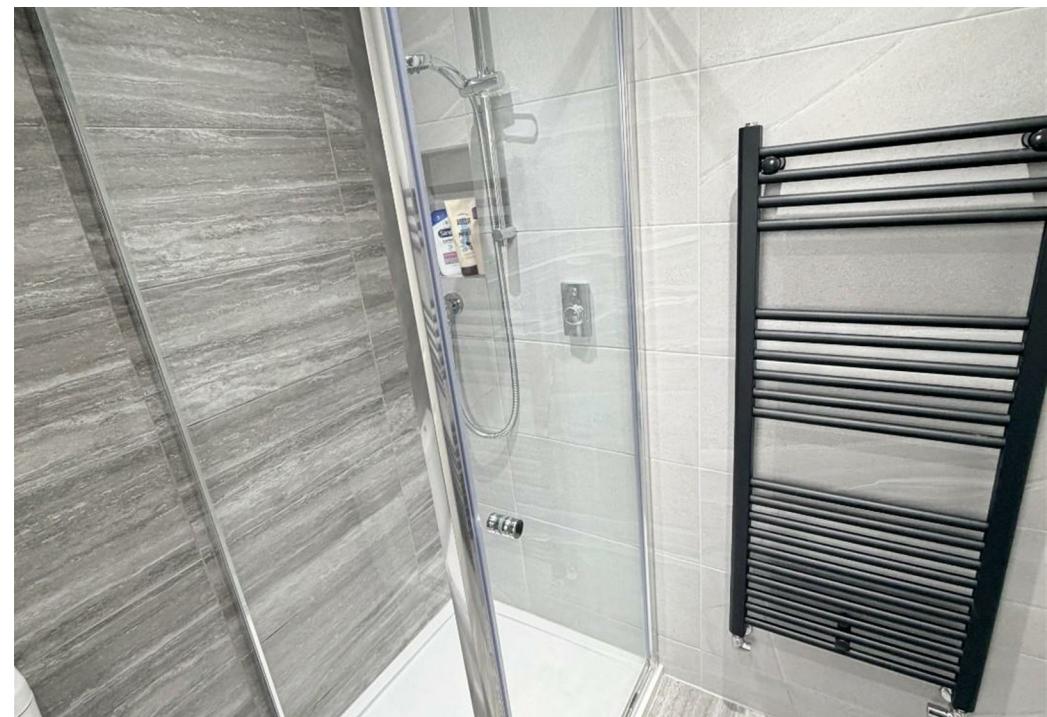
# Bluebell Way

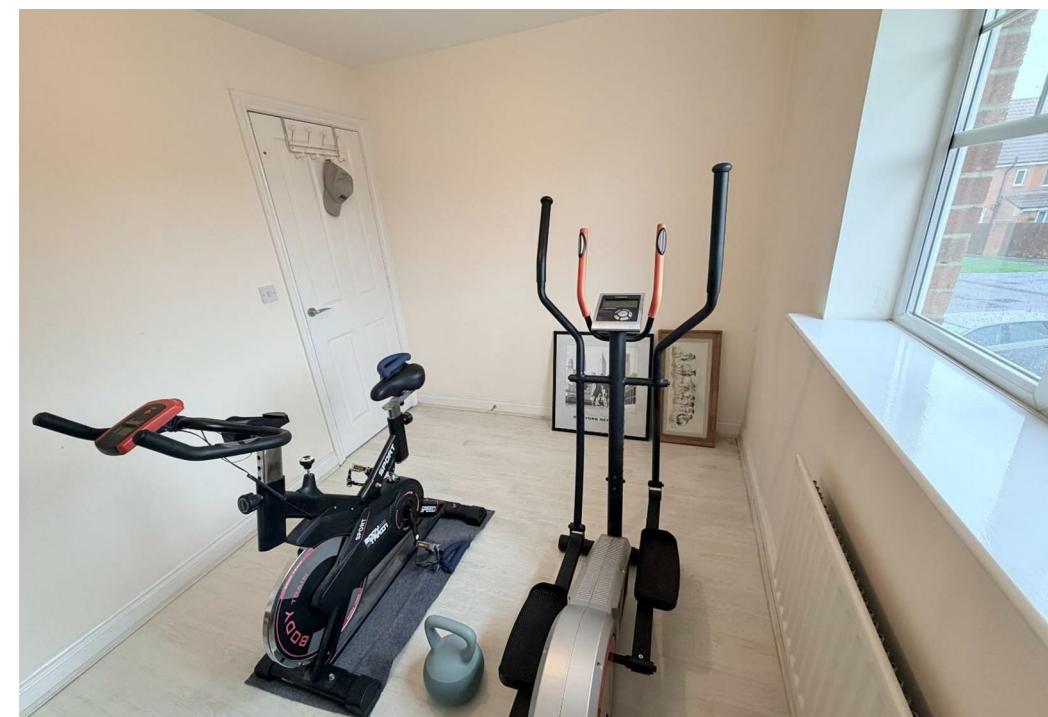
## Bishop Cuthbert Hartlepool TS26 0WF

A spacious detached property occupying a pleasant position on Bluebell Way, forming part of the popular Bishop Cuthbert estate. The home features well proportioned rooms with three double bedrooms, lounge and separate dining room. With a recently upgraded en-suite, the property is likely to appeal to a wide variety of buyers, whilst further benefits include gas central heating, uPVC double glazing and double drive. The internal layout comprises: entrance porch through to a generous family lounge with archway into the separate dining room which links to the kitchen and gives access to the rear garden via French doors. A useful utility room and guest WC complete the ground floor. To the first floor are three bedrooms, modern recently upgraded en-suite shower room and the family bathroom which incorporates a three piece suite. Externally is a low maintenance block paved front, allowing useful off street parking, whilst leading to the garage. The enclosed rear garden has lawn and patio areas.









## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed entrance door, fitted carpet, single radiator, coving to ceiling, access to:

### FRONT LOUNGE

17'11 x 11'8 (5.46m x 3.56m)

A good size family lounge with uPVC double glazed bay window to the front aspect, modern laminate flooring, feature fire surround, coving to ceiling, double radiator to the bay, corner archway to:

### DINING ROOM

10'7 x 8'10 extending to 11' into stair area (3.23m x 2.69m extending to 3.35m into stair area)

Matching laminate flooring, uPVC double glazed French door to the rear garden, coving to ceiling, double radiator, access to:

### KITCHEN

10'11 x 9' (3.33m x 2.74m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and canopy housing extractor over, tiling to splashback, contrasting tiled flooring, uPVC double glazed window to the rear aspect, double radiator, access to:

### UTILITY ROOM

5'6 x 5'1 (1.68m x 1.55m)

Worcester gas central heating boiler, plumbing for washing machine, space for free standing fridge/freezer, matching tiled flooring, double glazed door to the side, access to:

### GUEST WC

5'1 x 3'3 (1.55m x 0.99m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with dual taps and tiled splashback, low level WC, contrasting tiled flooring, extractor fan, single radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, built-in storage cupboard, hatch to loft space.

### BEDROOM ONE

13'11 x 8'10 (4.24m x 2.69m)

A good size master bedroom with modern laminate flooring, uPVC double glazed window overlooking the rear garden, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

6'1 x 5'7 (1.85m x 1.70m)

Re-fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled door and chrome overhead shower, inset wash hand basin with mixer tap and vanity drawer below, close coupled WC, attractive tiling to walls, panelling and inset spot lighting to the ceiling, uPVC double glazed window to the rear aspect, wall mounted mirror fronted vanity cabinet, modern heated towel radiator.

### BEDROOM TWO

10'10 x 9'11 (3.30m x 3.02m)

Currently used as a home office, with modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.

### BEDROOM THREE

9'10 x 8' (3.00m x 2.44m)

Currently used as a home gym, with uPVC double glazed window to the front aspect, modern laminate flooring, single radiator.

### FAMILY BATHROOM/WC

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, laminate flooring, uPVC double glazed window to the side aspect, inset spot lighting to the ceiling, extractor fan, single radiator.

### EXTERNALLY

The property features a low maintenance front which is predominantly block paved allowing useful off street parking for two cars, whilst leading to the garage. A gate to the side leads through to the enclosed rear garden with lawn and patio areas incorporating fenced boundaries and a secure area ideal for dogs.

### GARAGE

15'10 x 7'9 (4.83m x 2.36m)

Accessed via roller shutter door to the front, lighting and sockets.

### NB

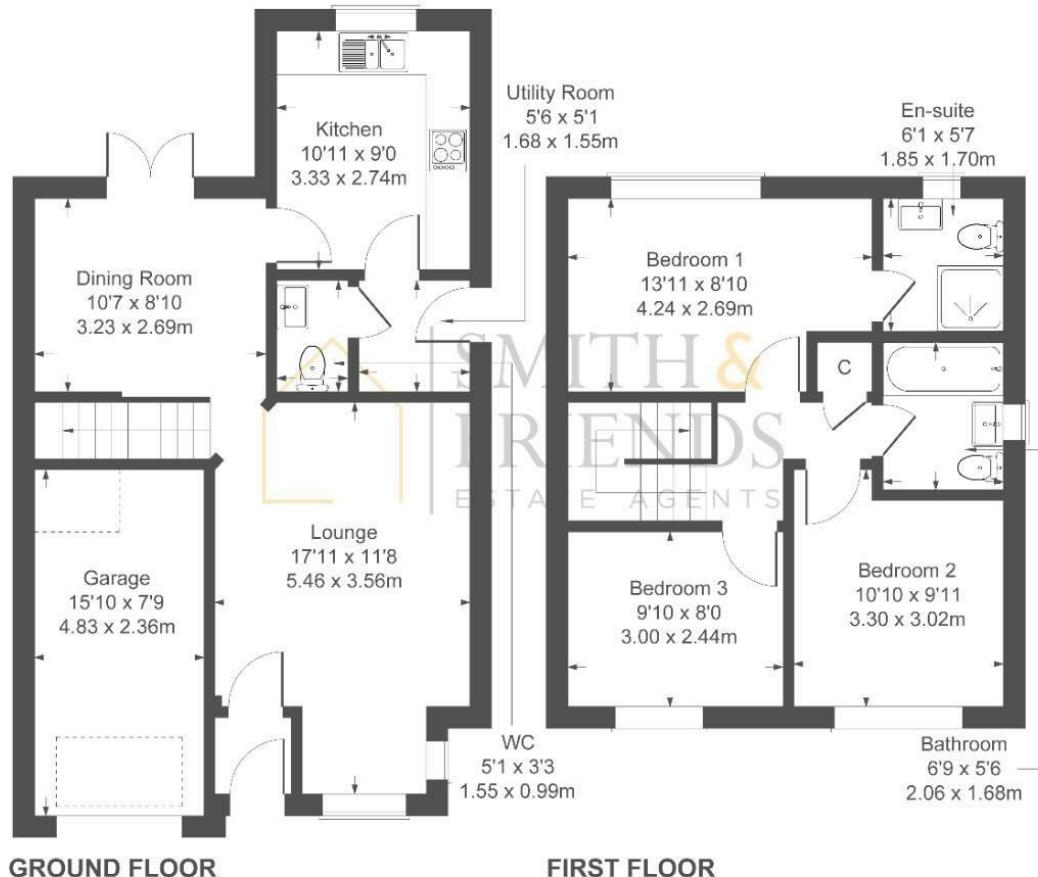
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Approximate Gross Internal Area

1073 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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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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			



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