



A modern and pleasantly positioned TWO BEDROOM mid terraced property offering well presented accommodation throughout. The home would make an ideal purchase for a first time buyer, those looking to downsize or possible investment opportunity, with features including gas central heating and uPVC double glazing. Located on the popular Bishop Cuthbert estate, with low maintenance gardens and off street parking for two cars. The internal layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, generous lounge/dining room with French doors to the rear garden, modern kitchen with a range of built-in appliances, two good size bedrooms, bedroom one with wall to wall wardrobes, and a modern bathroom which incorporates a three piece white suite with chrome fittings. Externally is a driveway to the front, with an additional parking space located towards the entrance of Cranesbill Avenue. The enclosed rear garden is part lawned, with a paved patio and gated access. **VIEWING RECOMMENDED.**

Osprey Way, Hartlepool, TS26 0ZF
2 Bedroom - House - Mid Terrace
£135,000
EPC Rating: B
Tenure: Freehold
Council Tax Band: B



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, single radiator, access to:

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, concealed WC, laminate flooring, extractor fan, uPVC double glazed window to the front aspect, single radiator.

LOUNGE/DINING ROOM

13'11 x 12'2 (3.96m x 3.35m x 3.71m)

A good size lounge/dining room which offers a high degree of natural light with uPVC double glazed French doors and matching side screens to the rear garden, modern laminate flooring, useful storage cupboard, wall mounted television point, double radiator.

KITCHEN

10'8 x 5'4 (3.25m x 1.63m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces 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 extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, integrated dishwasher, modern laminate flooring, concealed gas central heating boiler, uPVC double glazed window to the front aspect, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

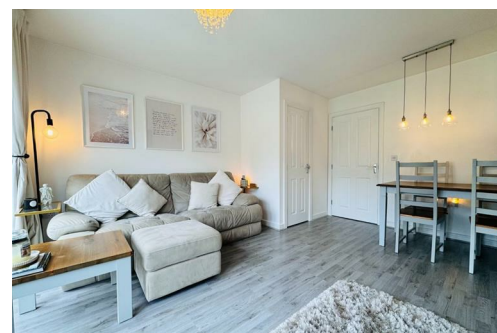
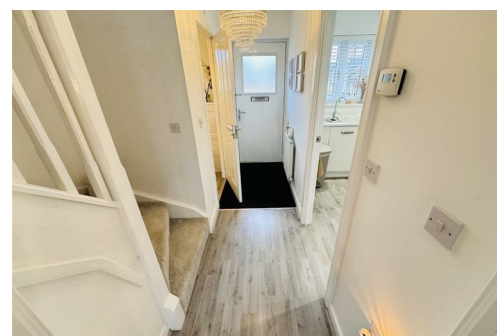
9'3 x 10'3 (2.82m x 3.12m)

A good size master bedroom which benefits from wall to wall fitted wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM TWO

8'11 x 12'3 (2.72m x 3.73m)

uPVC double glazed window to the front aspect, built-in wardrobe/storage cupboard, fitted carpet, single radiator.



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BATHROOM/WC

6'1 x 5'6 (1.85m x 1.68m)

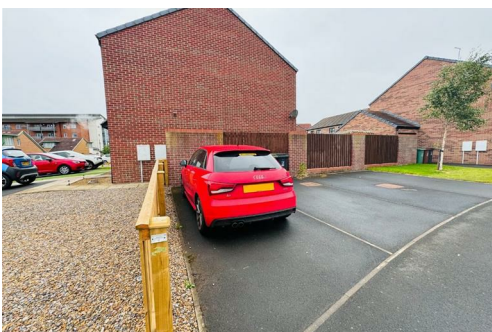
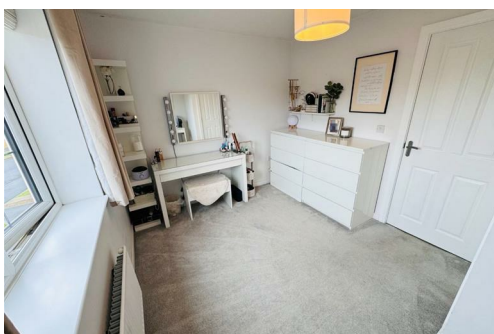
Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, spotlights to ceiling, fitted extractor fan, vinyl flooring single radiator.

EXTERNALLY

The property features a low maintenance front with a driveway providing useful off street parking. An additional car parking space is located on the entrance to Cranesbill Avenue. The enclosed rear garden incorporates lawn and paved patio areas, with fenced boundaries and gated access.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
571.62 ft²
53.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	