



Merlin Way, Bishop Cuthbert, TS26 0QT
4 Bed - House - Detached
Offers Over £250,000

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



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Merlin Way Bishop Cuthbert, Hartlepool, TS26 0QT

*** REDUCED*** A beautifully presented FOUR BEDROOM detached property occupying a pleasant set back position on Merlin Way in a popular and established part of the Bishop Cuthbert Estate. This Bellway 'Western 2' design offers spacious and well proportioned accommodation with two reception rooms and an impressive kitchen/diner. The former show home enjoys a high degree of natural light, is complemented by tasteful and attractive decor, whilst further benefitting from gas central heating, uPVC double glazing, secure off road parking, garage and generous rear garden.

An internal viewing comes recommended, with a layout which briefly comprises: inviting entrance hall with stairs to the first floor, generous dual aspect lounge with French doors to the rear garden, separate reception room, generous kitchen/diner, useful guest cloakroom/WC, four good size bedrooms, modern en-suite shower room and impressive family bathroom incorporating a three piece white suite and chrome fittings. Externally is a low maintenance front with a block paved driveway to the front and further drive and garage adjacent. The generous enclosed rear garden features lawn, blocked paved patio and corner decking, a great place for entertaining family and friends. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL 5'9 x 9'4 (1.75m x 2.84m)

A spacious entrance hall which is accessed via double glazed composite entrance door, large tiled flooring, staircase to the first floor with fitted carpet, modern anthracite grey vertical radiator, access to:

LOUNGE 11'1 x 21' (3.38m x 6.40m)

A generous dual aspect family lounge which enjoys a high degree of natural light with uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear garden, fitted carpet, wall mounted electric fire, wall mounted television point, double radiator.

SITTING ROOM 12' x 10'1 (3.66m x 3.07m)

Accessed via double doors from the lounge, fitted with modern laminate flooring, uPVC double glazed window to the front aspect, television point, double radiator.

KITCHEN/DINER 15'1 x 10'3 (4.60m x 3.12m)

A generous kitchen/diner which incorporates a modern range of white gloss units to base and wall level with contrasting frames and complementing granite worktops with matching splashback, incorporating an inset one and a half bowl stainless steel sink with mixer tap, built-in electric oven with five ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, integrated dishwasher, down lighting to eye-level units, concealed gas central heating boiler, uPVC double glazed window to the rear aspect, large tiled flooring, inset spotlighting to ceiling, uPVC double glazed French doors with matching side screens to the rear garden, wall mounted television point, radiator with cover included, access to:

GUEST CLOAKROOM/WC 2'10 x 5'9 (0.86m x 1.75m)

Fitted with a two piece white suite and chrome fittings comprising: corner pedestal wash hand basin with chrome mixer tap and attractive tiled splashback, close coupled WC, tiled flooring, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

FIRST FLOOR LANDING

uPVC double glazed window overlooking the rear garden, two built-in storage cupboards, fitted carpet, hatch to loft space.

BEDROOM ONE 9' x 10'10 (2.74m x 3.30m)

A good size master bedroom which benefits from wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, single radiator, access to:

EN-SUITE SHOWER ROOM/WC 5'6 x 5'11 (1.68m x 1.80m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and overhead shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to walls and flooring, uPVC double glazed frosted window to the front aspect, extractor fan, chrome heated towel radiator.

BEDROOM TWO 11'8 x 9'7 (3.56m x 2.92m)

Wall to wall wardrobes with modern sliding doors, hanging rails and shelving, uPVC double glazed window to the rear aspect, fitted carpet, inset spotlighting to ceiling, single radiator.

BEDROOM THREE 11'6 x 7'10 (3.51m x 2.39m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM FOUR 7'11 x 9'4 (2.41m x 2.84m)

uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, single radiator.

FAMILY BATHROOM/WC 6'5 x 5'6 (1.96m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, large wall mounted vanity mirror, tiled flooring, uPVC double glazed frosted window to the front aspect, inset spotlighting to ceiling, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant set back position on Merlin Way, with a low maintenance part lawned front garden. A block paved driveway provides useful off street parking, with an adjacent driveway and garage. A gate to the side leads through to the spacious rear garden which incorporates a block paved patio, large lawned area, corner decking, fenced boundaries, external lighting and socket.

GARAGE

Accessed via roller door to the front, overhead storage space, lighting and sockets.

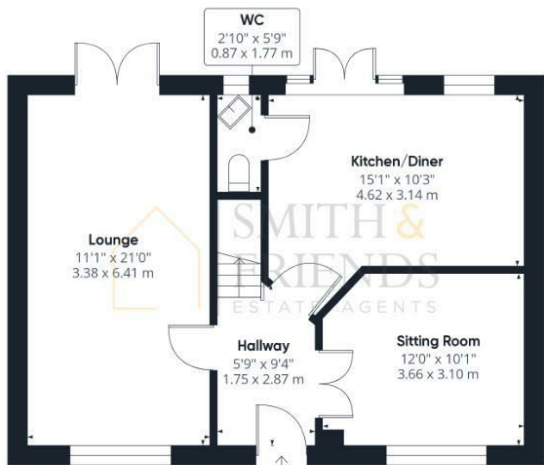
NB

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			76
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1227.09 ft²
114 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.

Calculations are based on RICS IPMS 3C standard.

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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. 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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