



Bluebell Way, Bishop Cuthbert, TS26 0WF
3 Bed - House - Detached
£240,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



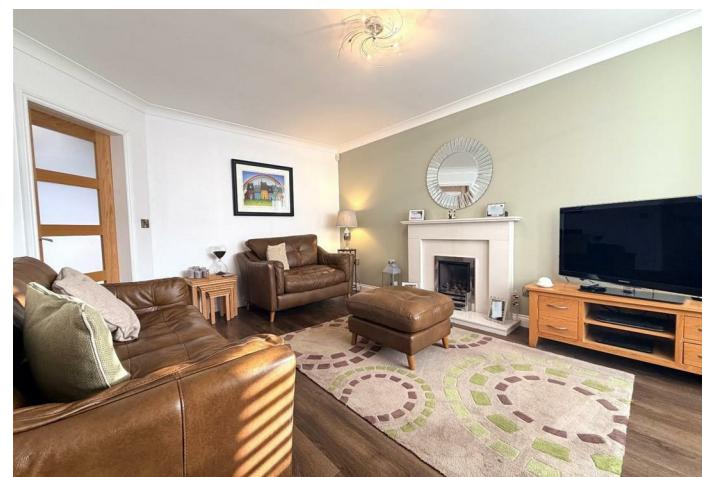
**SMITH &
FRIENDS**
ESTATE AGENTS

Bluebell Way Bishop Cuthbert, Hartlepool, TS26 0WF

A stunning three bedroom detached property offering beautifully upgraded, extended and enhanced accommodation ideal for family requirements. The home occupies a pleasant position on Bluebell Way in a popular part of Bishop Cuthbert, set back from the road with impressive landscaped gardens and useful off street parking. The garage has been converted into an extra reception room, with the rear being extended to offer a superb open plan kitchen/diner/sitting room, ideal for entertaining family and friends. Tastefully decorated throughout, whilst being further complemented by quality flooring, upgraded internal doors, upgraded uPVC double glazing, window shutters, gas central heating, security cameras and alarm system.

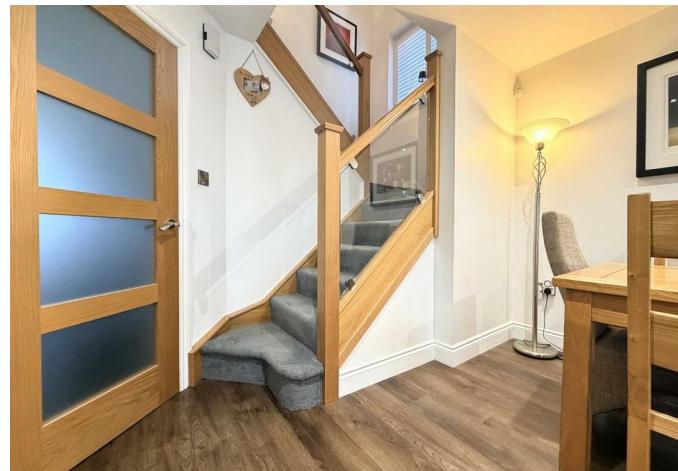
The full layout comprises: entrance porch through to the generous bay fronted lounge with feature fire surround, gas fire and access to the converted garage which is currently used a home study. The open plan kitchen/diner/sitting room offers an enviable place for entertaining with log burner and bi-fold doors which open to the rear garden. The kitchen area incorporates a beautiful range of units, granite worktops and breakfast bar. A useful utility room and guest WC complete the ground floor. A striking glass panelled oak staircase leads to the first floor with three spacious bedrooms, the master with a modern en-suite, and the remaining bedrooms being served by the family bathroom.

Externally are low maintenance gardens, with a double width block paved driveway providing useful off street parking. A gate to the side leads through to the beautifully landscaped rear garden, with a log store to the opposing side. Bluebell Way is well situated for amenities and offers quick commuting to and from Hartlepool and the surrounding areas. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

Accessed via upgraded double glazed composite entrance door, modern laminate flooring, coving to ceiling, radiator with cover included.

FRONT LOUNGE 11'7 x 17'9 (3.53m x 5.41m)

A good size lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset chrome 'coal' effect gas fire, modern laminate flooring, coving to ceiling, television point, convector radiator, upgraded internal doors.

STUDY (CONVERTED GARAGE) 7'5 x 13'1 (2.26m x 3.99m)

Built-in storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

STUNNING OPEN PLAN KITCHEN/DINER/SITTING ROOM

DINING AND SEATING AREA 9'7 x 23'7 (2.92m x 7.19m)

An enviable space for entertaining family and friends with bi-fold doors opening to the rear garden, log burner with log storage and granite base, modern laminate flooring, inset spot lighting to the ceiling, radiator with cover, glass oak staircase to the first floor.

KITCHEN AREA 10'1 x 10'10 (3.07m x 3.30m)

Fitted with a modern range of white gloss units to base and wall level with sparkling granite worktops and matching splashback incorporating an inset one and a half bowl stainless steel sink with modern spray mixer tap, built-in double oven with separate four ring touch hob and modern Neff three speed extractor hood over, integrated fridge/freezer, uPVC double glazed window to the rear aspect, matching laminate flooring, breakfast bar area, inset spot lighting to the ceiling, access to the utility room.

UTILITY ROOM 5'5 x 5'1 (1.65m x 1.55m)

Fitted worktop with space below for washing machine and dryer, modern gloss units for storage, uPVC double glazed side door, matching laminate flooring, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, tiling to splashback, matching laminate flooring, extractor fan, chrome heated towel radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase, uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, upgraded internal doors.

BEDROOM ONE 14' x 8'8 (4.27m x 2.64m)

A good size master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC 5'6 x 6' (1.68m x 1.83m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and overhead shower, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, tiled flooring, uPVC double glazed window to the rear aspect, extractor fan, inset spot lighting, chrome heated towel radiator.

BEDROOM TWO 9'11 x 8' (3.02m x 2.44m)

Modern wardrobes with sliding doors, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM THREE 9'9 x 8'2 (2.97m x 2.49m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC 5'6 x 6'9 (1.68m x 2.06m)

Fitted with a modern three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with central mixer tap, low level WC, white 'mosaic' style tiling to splashback and flooring, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property benefits from attractively landscaped and low maintenance gardens to the front and rear. A double width block paved driveway provides useful off street parking. A gate leads through to the enclosed rear garden with large tiling, pebbled border, attractive 'Venetian' style fenced boundary and central water feature, to the opposing side is a useful log storage area.

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.







Approximate total area⁽¹⁾

1129 ft²
105 m²



W
S
E
N

(1) Excluding balconies and terraces

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

GIRAFFE360



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	