



Rosebud Close, Bishop Cuthbert, TS26 0QB
3 Bed - House - Semi-Detached
£195,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



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Rosebud Close

Bishop Cuthbert Hartlepool TS26 0QB

An impressive THREE BEDROOM semi-detached property offering modern and well presented accommodation spread over three floors. The home has been enhanced with a conservatory extension to the rear, features a beautiful refitted kitchen, modern bathroom and en-suite shower room. An ideal purchase for a wide variety of buyers, with further benefits including; gas central heating, uPVC double glazing, off street parking, garage and low maintenance landscaped rear garden. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious open plan lounge and dining room which in turn leads through to the conservatory, refitted kitchen and guest cloakroom/WC. To the first floor are bedrooms two and three which are served by the family bathroom which incorporates a three piece suite and chrome fittings. To the top floor is a generous master bedroom with walk-in wardrobe/dressing room and en-suite shower room. The home occupies a pleasant position within the cul-de-sac with a distant sea view, low maintenance front, drive, garage and landscaped rear garden. Rosebud Close is located off Silverbirch Road in a popular part of Bishop Cuthbert. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

6' x 4'2 (1.83m x 1.27m)

Accessed via double glazed composite entrance door, staircase to the first floor, fitted carpet, single radiator, access to:

OPEN PLAN LOUNGE/DINING ROOM

20'6 x 14'9 (6.25m x 4.50m)

A spacious room with uPVC double glazed window to the front aspect, uPVC double glazed French doors to the conservatory extension, modern laminate flooring, two radiators, access to:

KITCHEN

14'3 x 7'7 (4.34m x 2.31m)

Refitted with a beautiful range of units to base and wall level with complementing work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, integrated fridge and freezer, integrated washing machine, built-in oven with four ring gas hob above and extractor hood over, attractive cream 'brick' style tiling to splashback, modern laminate flooring, uPVC double glazed French doors into the conservatory, modern vertical radiator, access to:

GUEST CLOAKROOM/WC

2'11 x 5'3 (0.89m x 1.60m)

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap, low level WC, matching flooring, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the front aspect, built-in storage cupboard, staircase to the second floor, fitted carpet, single radiator.

BEDROOM TWO

11' x 8'6 (3.35m x 2.59m)

Modern fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

6'11 x 8'5 (2.11m x 2.57m)

Mirror fronted sliding wardrobes, modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.



BATHROOM/WC

7' x 5'4 (2.13m x 1.63m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, large wall mounted vanity mirror, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

SECOND FLOOR

LANDING

Fitted carpet, access to the master bedroom.

BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)

A generous master bedroom with uPVC double glazed 'dormer' style window offering attractive views across the town with a distant sea view, fitted carpet, single radiator, access to:

WALK-IN DRESSING ROOM/WARDROBE

7'4 x 7'3 (2.24m x 2.21m)

Fitted hanging rails and shelving, fitted carpet.

EN-SUITE SHOWER ROOM/WC

6'4 x 7'4 (1.93m x 2.24m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, being full height to shower level, double glazed 'Velux' style window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance front which is part lawned with a paved walkway and pebbled border. A driveway adjacent provides useful off street parking and leads to the garage. A gate to the side leads through to the enclosed rear garden which is tiered with a pleasant patio area, raised lawn and fenced boundaries.

GARAGE

8'9 x 16'9 (2.67m x 5.11m)

Accessed via a roller door to the front, overhead storage.

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⁾
 1154 ft²
 107.2 m²

Reduced headroom
 23 ft²
 2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

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

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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