



Nuthatch Close, Bishop Cuthbert, TS26 0RZ
4 Bed - House - Detached
£179,950

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

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***** REDUCED *** ** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A FOUR BEDROOM detached property located in a popular part of the Bishop Cuthbert estate. The home offers accommodation that features gas central heating and uPVC double glazing. In need of updating, yet with great potential and a layout that briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the kitchen/breakfast room is fitted with units to base and wall level, whilst the rear lobby leads to a ground floor cloakroom/WC. To the first floor are four bedrooms, the master bedroom with built-in wardrobes and en-suite shower room, the remaining bedrooms share use of the family bathroom. Externally is a low maintenance front, with a double width driveway providing useful off street parking, whilst leading to the garage. The southerly aspect rear garden incorporates lawn and patio areas with a good degree of privacy. Nuthatch Close is located just off Lapwing Road with easy access to amenities. EPC C. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).**





GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, stairs to the first floor, single radiator.

THROUGH LOUNGE/DINING ROOM

24'1 x 11'1 narrowing to 8'8 (7.34m x 3.38m narrowing to 2.64m)

A spacious through lounge/dining room with uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear garden, feature fire surround with electric fire, laminate flooring, coving to ceiling, double radiator, additional single radiator, access to:

KITCHEN/BREAKFAST ROOM

14' x 9'5 (4.27m x 2.87m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven, four ring gas hob above, tiled splashback, space for free standing appliances, two uPVC double glazed windows to the rear aspect, double radiator.

REAR LOBBY

Double glazed side door, single radiator, access to ground floor cloakroom/WC.

GROUND FLOOR WC

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

FIRST FLOOR

LANDING

Built-in storage cupboard with tank, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

14'2 x 8'8 (4.32m x 2.64m)

uPVC double glazed window to the front aspect, built-in wardrobes, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece suite comprising: shower, pedestal

wash hand basin and low level WC; tiling to splashback, being full height to shower level, uPVC double glazed frosted window to the front aspect, single radiator.

BEDROOM TWO

14'10 x 8'5 (4.52m x 2.57m)

A good sized second bedroom with uPVC double glazed window to the front aspect, built-in wardrobes, single radiator.

BEDROOM THREE

9' x 7'7 (2.74m x 2.31m)

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

BEDROOM FOUR

8'10 x 7'6 (2.69m x 2.29m)

uPVC double glazed window to the rear aspect, single radiator.

BATHROOM/WC

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

The property features a part lawned front garden with a double width driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden which incorporates patio and lawned areas, with fenced boundaries and timber storage shed. The rear garden enjoys a good degree of privacy, whilst enjoying a southerly aspect.

GARAGE

16'8 x 8' (5.08m x 2.44m)

Accessed via an up and over door to the front, power point and light.

NB 1

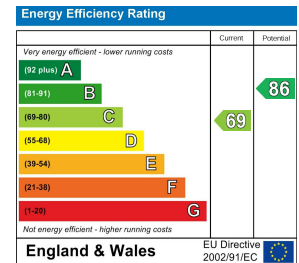
All services/appliances have not and will not be tested.

NB 2

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.







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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

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