



Silverbirch Road, Bishop Cuthbert, TS26 0BA
3 Bed - House - Semi-Detached
£172,950

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

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Silverbirch Road Bishop Cuthbert, TS26 0BA

*** VIEWING RECOMMENDED *** A modern semi-detached property offering spacious accommodation that benefits from THREE DOUBLE BEDROOMS and a generous ground floor with LOUNGE, DINING ROOM & STUDY. The home occupies a pleasant position on Silverbirch Road in a popular part of the Bishop Cuthbert estate and would make an ideal purchase for a variety of buyers, with the garage being partly converted to allow a useful study/home office. An internal viewing is recommended to appreciate the accommodation on offer, with further benefits including gas central heating, uPVC double glazing and off street parking. The full layout comprises: entrance with cloaks area, study/home office, spacious bay fronted lounge, separate dining room with stairs to the first floor and French doors to the rear garden, kitchen with built-in oven, hob and extractor, useful utility room with further space for appliances, guest cloakroom/WC, three bedrooms, en-suite and family bathroom. Externally is a low maintenance front garden with a driveway providing useful off street parking, whilst part of the original garage remains for storage. The enclosed rear garden incorporates lawn and patio areas.













GROUND FLOOR

ENTRANCE WITH CLOAKS AREA

Accessed via double glazed entrance door, laminate flooring, useful cloaks area with single radiator, access to lounge and study.

STUDY/HOME OFFICE

9'10 x 7'5 (3.00m x 2.26m)

Offering a variety of uses and ideal for those working from home, with fitted carpet and under stairs area for storage.

LOUNGE

17'11 x 11'5 (5.46m x 3.48m)

A generous family lounge with a uPVC double glazed bay window to the front aspect, modern laminate flooring, two television points, double radiator, access to the dining room.

SEPARATE DINING ROOM

11'10 x 10'5 (3.61m x 3.18m)

Ideally situated off the kitchen, whilst incorporating turned stairs to the first floor, modern laminate flooring, uPVC French doors to the rear garden, double radiator.

KITCHEN

10'11 x 9'1 (3.33m x 2.77m)

Fitted with a range of units to base and wall level with contrasting work surfaces and matching splashback in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in oven, four ring gas hob and extractor over, recess for dryer and additional appliance, tiled flooring, uPVC double glazed window looking out to the rear garden, single radiator, access to the utility room.

UTILITY ROOM

6'5 x 5'1 (1.96m x 1.55m)

Offering space for further free standing appliances with plumbing for washing machine and space for fridge/freezer, side door, gas central heating boiler, tiled flooring, access to the guest cloakroom/WC.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled flooring, extractor fan, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, cupboard with hot water cylinder, recently boarded loft with additional shelved storage and bespoke hatch door with pull down ladder.

BEDROOM ONE

14' x 8'10 (4.27m x 2.69m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, television point, single radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle, pedestal wash hand basin with chrome mixer tap, low level WC, attractive 'mosaic' style tiling to splashback, being full height to shower level, extractor fan, uPVC double glazed window to the rear, radiator.

BEDROOM TWO

10'6 x 9'11 (3.20m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, television point, single radiator.

BEDROOM THREE

9'8 x 8' (2.95m x 2.44m)

uPVC window to the front aspect, fitted carpet, television point, double radiator.

BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, attractive 'mosaic' style tiling to splashback, uPVC double glazed window to the front aspect, radiator.

OUTSIDE

The property features a low maintenance front garden with lawn and paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden with lawn and paved areas.

STORAGE/FORMER GARAGE

Small storage area to the front, ideal for bikes and garden materials, with roller door access.

NB

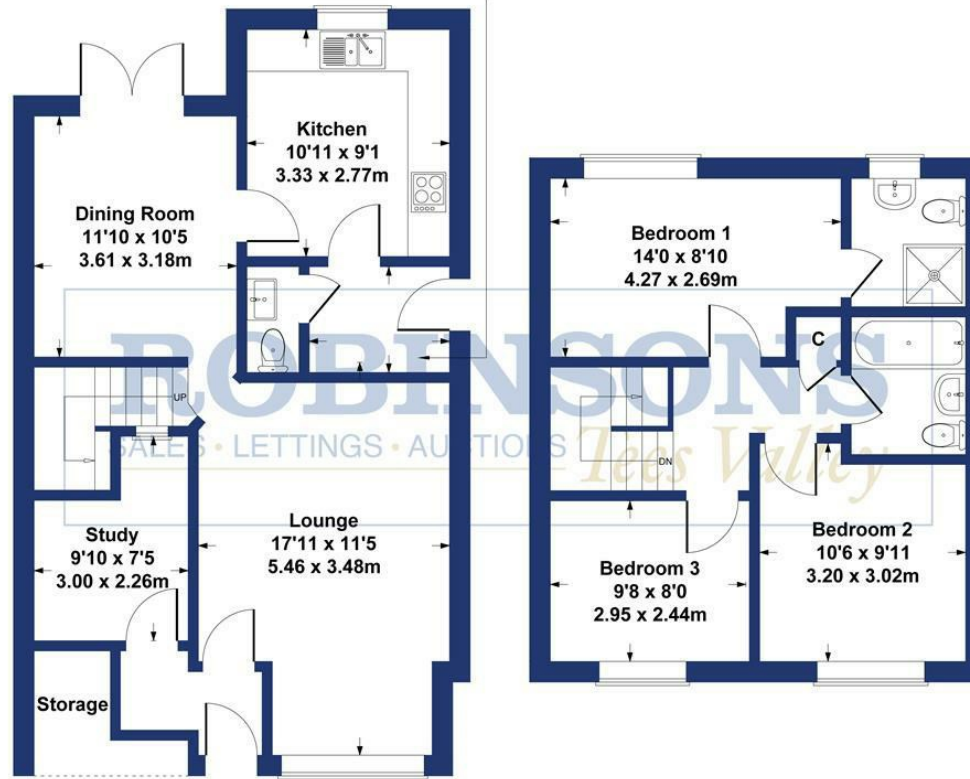
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Silverbirch Road

Approximate Gross Internal Area
1117 sq ft - 104 sq m

Utility
6'5 x 5'1
1.96 x 1.55m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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

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

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