



Silverbirch Road, Bishop Cuthbert, TS26 0BA
5 Bed - House - Detached
£415,000

EPC Rating:
Tenure: Freehold
Council Tax Band: F



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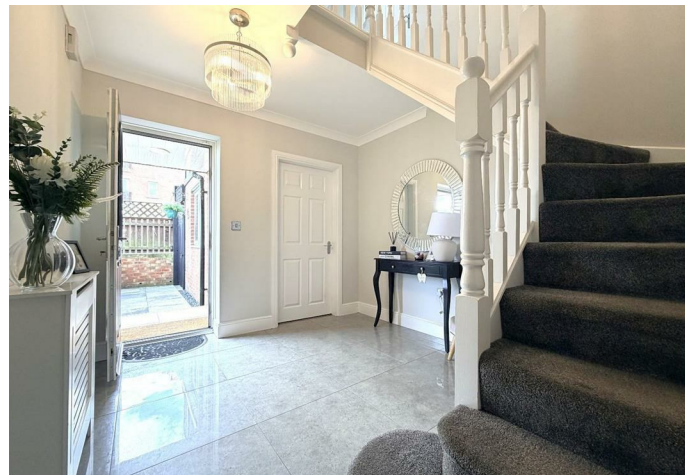
Silverbirch Road

Bishop Cuthbert Hartlepool TS26 0BA

A modern detached property occupying a prominent position on Silverbirch Road, in a popular part part of the Bishop Cuthbert Estate. Built to the 'Blenheim 2' design with a spacious, well proportioned and versatile layout which incorporates FIVE BEDROOMS, three reception areas, conservatory and three bathrooms. An ideal purchase for functional family living, with the original dining room being knocked through to create an enviable open plan kitchen/diner/family room, alongside the formal lounge and separate study. Other pleasing features include gas central heating, uPVC double glazing, alarm system, off street parking, double garage and beautifully landscaped rear garden with external bar and hot tub area.

Modern and well presented throughout and briefly comprising: inviting entrance hall with stairs to the first floor, useful ground floor WC, pleasant family lounge with French doors to the conservatory, separate study, modern open plan kitchen/diner/family room and separate utility room with integral door to the garage. To the first floor are five spacious bedrooms, bedrooms one and two further benefitting from upgraded en-suites. The remaining bedrooms are served by the family bathroom which incorporates a four piece suite and chrome fittings.

Externally is a low maintenance front garden, useful storage area to the side, three car driveway and private enclosed rear garden which offers an enviable place for entertaining both family and friends with external bar, hot tub area and garden canopy with glass roof. The double garage has been partly divided with two storage areas which could be easily altered. An internal viewing is essential to appreciate the combined space, finish, position and location on offer.











GROUND FLOOR

ENTRANCE HALL 15' x 9'4 (4.57m x 2.84m)

A generous entrance hall which is accessed via double glazed composite entrance door, attractive tiled flooring, turned spindled staircase to the first floor with newel post, coving to ceiling, radiator with cover included, access to:

FAMILY LOUNGE 13'6 x 15'1 (4.11m x 4.60m)

A comfortable family lounge with uPVC double glazed window, fitted carpet, coving to ceiling, wall mounted television point, convector radiator, uPVC double glazed French doors to the conservatory.

CONSERVATORY EXTENSION 15'6 x 8'6 (4.72m x 2.59m)

Offering a pleasant transition between the home and garden with glass roof, uPVC double glazed French doors, 'tile' effect laminate flooring, television point, uPVC door to storage area to side, wall mounted electric radiator.

STUDY/HOME OFFICE 11'4 x 7'5 (3.45m x 2.26m)

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, convector radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN/DINING AREA 8'9 x 17'10 (2.67m x 5.44m)

Refitted with a modern range of white gloss units to base and wall level with contrasting sparkling granite worktops incorporating an inset one and a half bowl single drainer ceramic sink unit with modern chrome mixer tap, built-in electric double oven with separate four ring touch hob and extractor hood over, integrated 'larder' style fridge and separate freezer, integrated dishwasher, contrasting granite splashback, attractive 'marble' style tiled flooring, inset spotlighting and speaker system to the ceiling, uPVC double glazed window to the side aspect, uPVC double glazed French doors with matching side screens to the rear garden, breakfast bar area, access to:

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

Matching 'marble' style tiled flooring, uPVC double glazed window to the rear aspect, coving and inset spotlighting to the ceiling, modern 'column' style radiator.

SEPARATE UTILITY ROOM 8'9 x 5'9 (2.67m x 1.75m)

Fitted with a range of white gloss units with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer ceramic sink unit with mixer tap, integrated washing machine, matching 'marble' style tiled flooring, uPVC double glazed window to the side aspect, extractor fan, coving to ceiling, convector radiator, integral door to the garage.

GUEST CLOAKROOM/WC 5'3 x 3'8 (1.60m x 1.12m)

Fitted with a modern two piece white suite comprising: wash hand basin with central mixer tap and tiled splashback, low level WC, 'marble' style tiled flooring, uPVC double glazed window to the side aspect, coving and extractor fan to the ceiling, convector radiator.

FIRST FLOOR LANDING 14'8 x 8'7 (4.47m x 2.62m)

A generous galleried landing with uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, built-in storage cupboard, convector radiator, hatch to loft space, access to:

BEDROOM ONE 14'2 x 14'11 (4.32m x 4.55m)

A generous master bedroom which incorporates 'his & hers' double wardrobes, two uPVC double glazed 'dormer' style windows, fitted carpet, two convector radiators, access to:

EN-SUITE 7'2 x 8'8 (2.18m x 2.64m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, wash hand basin with central mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, coving and extractor to ceiling, convector radiator.

BEDROOM TWO 10'6 x 15'2 (3.20m x 4.62m)

uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator, access to:

EN-SUITE 5'4 x 10'6 (1.63m x 3.20m)

Fitted with a modern three piece suite comprising: single shower cubicle with chrome frame, glass panelled door and chrome overhead shower with separate attachment, pedestal wash hand basin with central mixer tap, low level WC, attractive tiling to splashback, coving to ceiling, uPVC double glazed window, convector radiator.

BEDROOM THREE 11'6 x 10'7 (3.51m x 3.23m)

uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FOUR 9'4 x 8'2 (2.84m x 2.49m)

uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FIVE 9' x 8'11 (2.74m x 2.72m)

uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC 5'6 x 9'8 (1.68m x 2.95m)

Fitted with a modern four piece suite comprising: panelled bath with mixer tap, corner shower cubicle with chrome frame, glass panelled door and overhead shower, pedestal wash hand basin with central mixer tap, low level WC, attractive tiling to splashback, coving to ceiling, uPVC double glazed window, extractor fan, convector radiator.

EXTERNALLY

The property occupies a prominent corner position on Silverbirch Road, with a three car driveway allowing useful off street parking in front of the double garage. The enclosed front garden is predominantly lawned with a paved walkway and fenced boundary. A useful area to the side provides storage. The landscaped rear garden offers an enviable place for entertaining family and friends with Indian sandstone paving, artificial turf, part brick and part fenced boundaries. A large external bar with hot tub area is included in the asking price.

EXTERNAL BAR 17'10 x 17'3 (5.44m x 5.26m)

Fitted bar area, lighting, sockets, 'oak' style flooring.

DOUBLE GARAGE 9'5 x 17'8 plus 9' x 8'3 & 9'5 x 9'2 (2.87m x 5.38m plus 2.74m x 2.51m & 2.87m x 2.79m)

A double garage which is divided into three areas, with two storage rooms and utility space to the rear incorporating a fitted worktop with space below for appliances and double unit to eye-level, double glazed personal door to the side, wall mounted Ideal gas central heating boiler, 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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 2294 ft²
 213.2 m²
 Reduced headroom
 16 ft²
 1.5 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.

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	



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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