



**Rosebud Close, Bishop Cuthbert, Hartlepool,
TS26 0QB
3 Bed - House - Semi-Detached
£200,000**

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



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**** EXTENDED ** STUNNING FAMILY HOME **** This beautiful three bedroom, three storey semi-detached home will certainly appeal to a variety of potential buyers with its open plan versatile layout. Tastefully upgraded throughout, it boasts a host of impressive fixtures and fittings, making early viewing highly recommended. The accommodation briefly comprises: entrance hallway, a spacious lounge and an extended open plan dining kitchen featuring French doors which open onto a stunning, landscaped rear garden, useful utility area and a study/playroom. The first floor offers two well proportioned bedrooms and a luxurious, contemporary bathroom with a modern white suite. On the second floor, the master bedroom enjoys elevated views to the front and benefits from a walk-in wardrobe/dressing room and modern en-suite facilities. Externally, the property features a block paved forecourt to the front providing off road parking for two vehicles. The rear garden is a true highlight, being landscaped across tiers and finished with an Indian stone-effect patio, creating a perfect space for relaxation and outdoor gatherings.

GROUND FLOOR

ENTRANCE HALLWAY

Composite door, staircase to first floor, radiator.

LOUNGE

16'6 x 14'9 (5.03m x 4.50m)

uPVC double glazed window to front, radiator, opening through to:

OPEN PLAN DINING KITCHEN

14'3 x 14' (4.34m x 4.27m)

Modern fitted kitchen with a range of cream high-gloss wall, base and drawer units, matching worktops and breakfast bar. inset stainless steel sink and drainer with mixer tap, built-in appliances include fan assisted double oven, four-ring gas hob with illuminating extractor, dishwasher and a wine cooler; the space is finished with beautiful laminate flooring, modern downlighters, a bespoke central heating radiator and double glazed French doors opening onto the rear garden.

UTILITY AREA

Plumbing for washing machine and dryer, space for fridge/freezer, uPVC double glazed window to rear, access to:

PLAYROOM/STUDY

10'3 x 7'11 (3.12m x 2.41m)

(Part garage conversion); radiator and access to the front of the garage (used for storage).

CLOAKROOM/WC

White low level WC, wash hand basin.

FIRST FLOOR

LANDING

uPVC double glazed window to front, airing cupboard, access to both first floor bedrooms and family bathroom.

BEDROOM 2 (rear)

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

uPVC double glazed window to rear, radiator.

BEDROOM 3 (front)

9'2 x 8'5 (2.79m x 2.57m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

SECOND FLOOR

BEDROOM 1

12'3 x 11'5 (3.73m x 3.48m)

uPVC double glazed window to front, radiator.

DRESSING AREA (WALK-IN WARDROBE)

7'11 x 7'2 (2.41m x 2.18m)

EN-SUITE SHOWER ROOM/WC

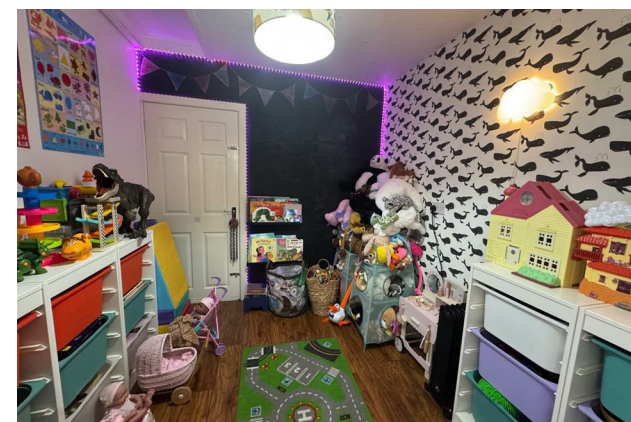
White and chrome suite with double shower, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, heated chrome towel rail, Velux window.

EXTERNALLY

To the front is a block paved forecourt providing off road parking for two vehicles. To the rear of the property is a fully enclosed landscaped garden, with artificial lawn and gated access to the rear.

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.

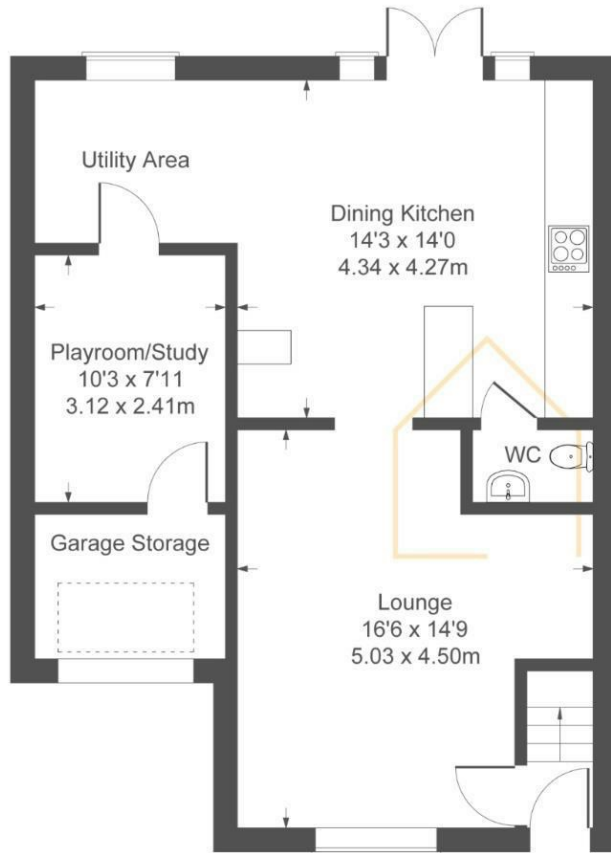




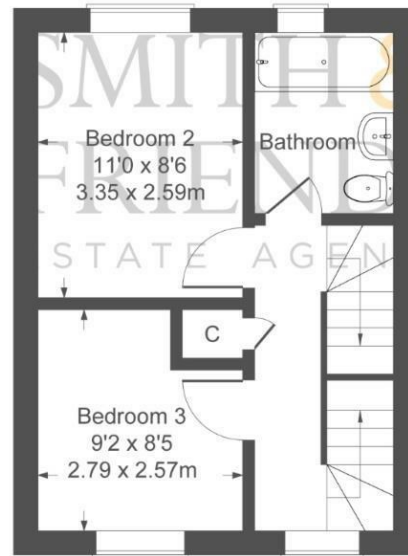


Rosebud Close

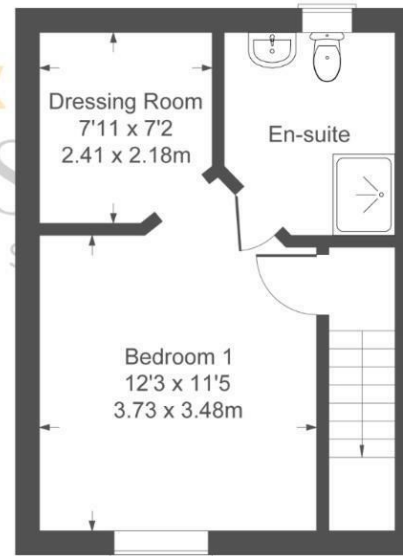
Approximate Gross Internal Area
1214 sq ft - 113 sq m



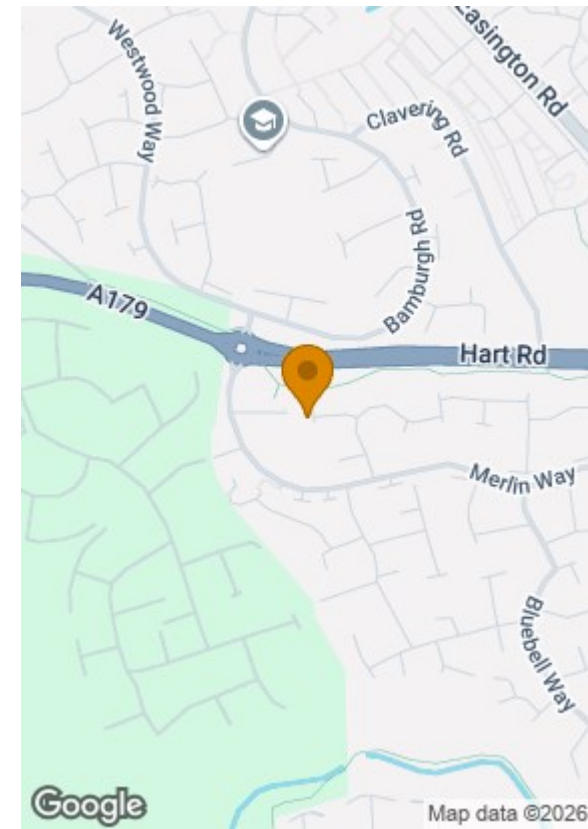
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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