



MODERN DETACHED HOME – BEAUTIFULLY PRESENTED THROUGHOUT

Situated on the highly sought after Bishop Cuthbert development, this stylishly decorated home is finished to a high standard with contemporary fittings, flooring, and décor. The well planned layout comprises: entrance lobby, lounge with archway opening into a spacious dining room, impressive kitchen with built-in oven, hob, extractor, utility room and guest cloakroom/WC. To the first floor, the master bedroom benefits from an en-suite shower room/WC, accompanied by two further generously sized bedrooms and a modern family bathroom/WC. Externally, the property has ample parking, single garage and attractive, well maintained rear garden. With gas central heating and uPVC double glazing, this is a home ready to move straight into – early viewing is highly recommended.

Bluebell Way, Hartlepool, TS26 0WF

3 Bed - House - Detached

£209,995

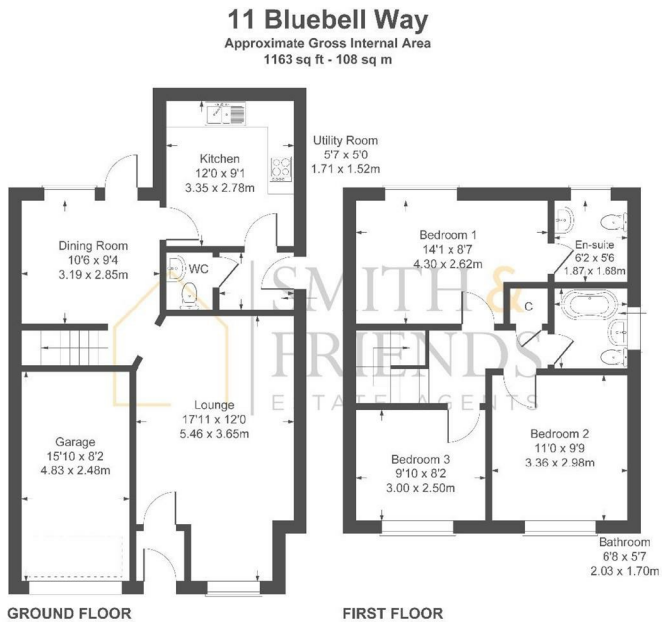
EPC Rating: C

Council Tax Band: D

Tenure: Freehold



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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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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