



**Cornflower Close, Bishop Cuthbert, Hartlepool,
TS26 0WJ
3 Bed - House - Semi-Detached
£165,000**

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



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Cornflower Close, Bishop Cuthbert, TS26 0WJ

*** NO CHAIN INVOLVED *** A three bedroom semi detached property located in a popular part of the Bishop Cuthbert estate. The home would make an ideal purchase for a first time buyer or family, with features including uPVC double glazing and gas central heating (boiler installed January 2025 with 5 year warranty). Built by Persimmon Homes to the 'Delaval' style with a layout which briefly comprises: entrance vestibule through to the lounge, with an inner hall incorporating turned stairs to the first floor, integral door to the garage and access to a ground floor WC. The full width kitchen/diner is fitted with a range of units to base and wall level with French doors to the rear garden. To the first floor are three spacious bedrooms, en-suite shower room and bathroom. Externally is a low maintenance front, with a double width driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect and includes a timber storage shed. Cornflower Close is located off Primrose Road via Merlin Way and Bluebell Way.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, coving to ceiling, convector radiator, access to:

LOUNGE

13'10 x 10'2

uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, electric fire, coving to ceiling, convector radiator, glazed internal door through to the inner hall.

INNER HALL

Turned staircase to first floor, integral door to the garage, coving to ceiling, convector radiator, access to:

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, 'laminated' effect vinyl flooring, extractor fan, convector radiator.

KITCHEN/DINER

18'9 x 10'2

KITCHEN AREA

Fitted with a range of cream gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in double oven with four ring hob above and extractor hood over, tiling to splashback, integrated dishwasher, concealed Main gas central heating boiler, 'tile' effect vinyl flooring, coving and inset spotlighting to ceiling, uPVC double glazed window looking out to the rear garden.

DINING AREA

uPVC double glazed French doors opening to the rear garden, coving to ceiling, convector radiator.

FIRST FLOOR; LANDING

Built-in storage cupboard, coving to ceiling.

BEDROOM 1 (front)

13'1 x 9'11

A good size master bedroom with uPVC double glazed window to the front aspect, coving to ceiling, convector radiator, free standing wardrobes included, access to:

EN SUITE SHOWER ROOM/WC

6'5 x 3'1

Fitted with a three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling and panelling to splashback areas, vinyl flooring, coving to ceiling, extractor fan, uPVC double glazed frosted window to the front aspect, convector radiator.

BEDROOM 2 (rear)

11'1 x 9'1

uPVC double glazed window overlooking the rear garden, coving to ceiling, convector radiator.

BEDROOM 3 (front)

9'6 x 7'10

uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator, hatch to loft space.

FAMILY BATHROOM/WC

9'9 x 5'4

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'mosaic tile' effect vinyl flooring, uPVC double glazed frosted window to the front aspect, coving and extractor to the ceiling, convector radiator.

OUTSIDE

The property features a low maintenance front garden which is part lawned with a double width driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the enclosed rear garden which enjoys a westerly aspect, with lawn, patio area, fenced boundaries and timber storage shed.

INTEGRAL GARAGE

16'4 x 8'1

Accessed via an up and over door to the front, integral door from the inner hallway, fitted worktop, plumbing for washing machine, lighting and power points.

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.

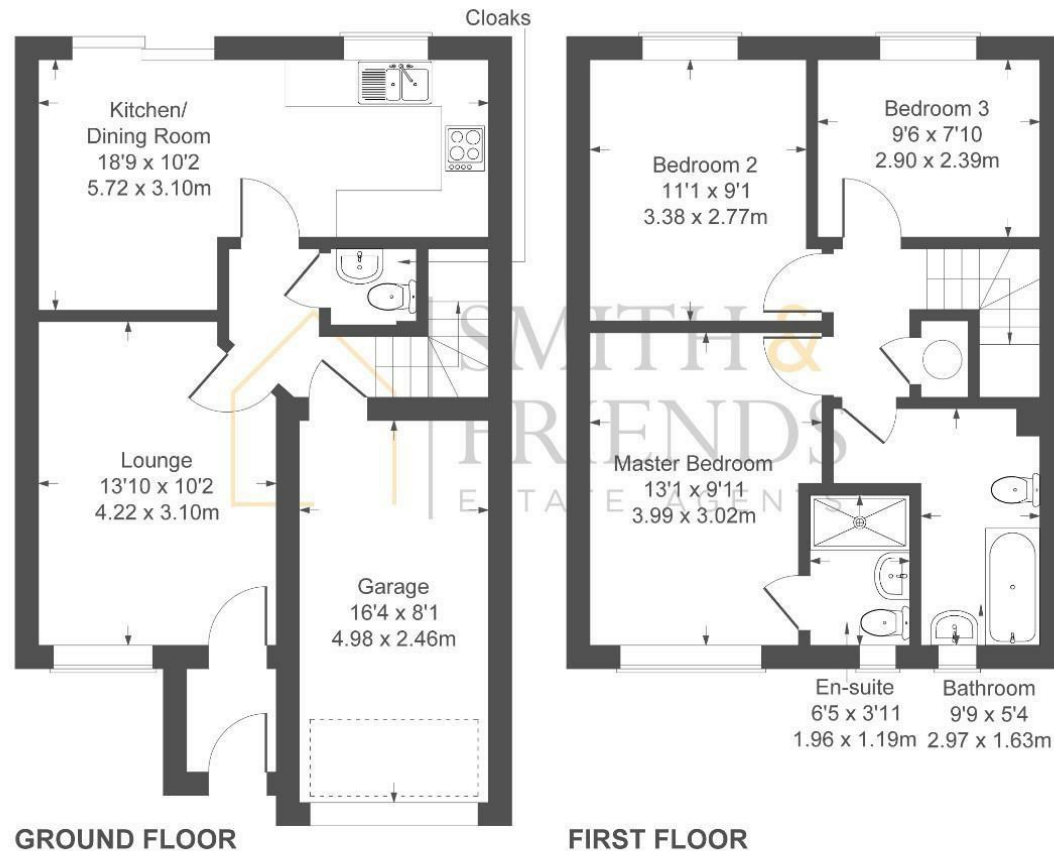






Cornflower Close

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

