



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A modern two bedroom apartment located in a popular part of Bishop Cuthbert close to amenities. An ideal purchase for a first time buyer, those looking to downsize or possible investment opportunity. The apartment is accessed via a secure telecom entry system, benefits from allocated parking, features an en-suite to the master bedroom and further benefits from gas central heating and uPVC double glazing. The full layout comprises: communal entrance, private entrance hall with double cloaks cupboard, generous open plan kitchen/diner, two good size bedrooms, the master with a modern en-suite shower room and the main bathroom which incorporates a three piece white suite and chrome fittings. New flooring has been added to the kitchen and bathroom. Lavender Flats are located on the corner of Meadowsweet Road, siding onto Merlin Way.

**Lavender Flats, Hartlepool, TS26 0QS**

**2 Bedroom - Apartment**

**£80,000**

**EPC Rating: B**

**Tenure: Leasehold**

**Council Tax Band: B**



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ESTATE AGENTS



## FIRST FLOOR APARTMENT

### COMMUNAL AREA

Accessed via secure telecom entry system, stairs to each floor.

### ENTRANCE HALL

Accessed via secure entrance door with spyhole, built-in double cloaks cupboard with additional shelved storage cupboard, uPVC double glazed window giving natural light, fitted carpet, single radiator.

### OPEN PLAN LOUNGE, DINER & KITCHEN 22'9 x 10'5 (6.93m x 3.18m)

#### LOUNGE/DINING AREA

Large uPVC double glazed window, fitted carpet, television point, single radiator.

#### KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, canopy housing extractor hood over, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, additional recess for slimline appliance, vinyl flooring, uPVC double glazed window, gas central heating boiler, single radiator.

#### BEDROOM ONE

10'6 x 9'4 (3.20m x 2.84m)

A good size master bedroom with large uPVC double glazed window, fitted carpet, television point, single radiator, built-in double wardrobe with additional shelved storage cupboard.

#### EN-SUITE SHOWER ROOM/WC

7'10 x 3'11 (2.39m x 1.19m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and overhead shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, vinyl flooring, extractor fan, single radiator.

#### BEDROOM TWO

10'1 x 6'8 (3.07m x 2.03m)

uPVC double glazed window, fitted carpet, single radiator.

#### BATHROOM/WC

6'5 x 7' (1.96m x 2.13m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric Mira Jump shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to bath area, uPVC double glazed frosted window, vinyl flooring, extractor fan, single radiator.

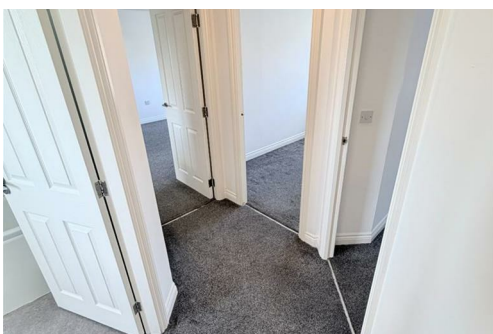
#### EXTERNALLY

The property has communal gardens, an allocated parking space and visitors parking on site.

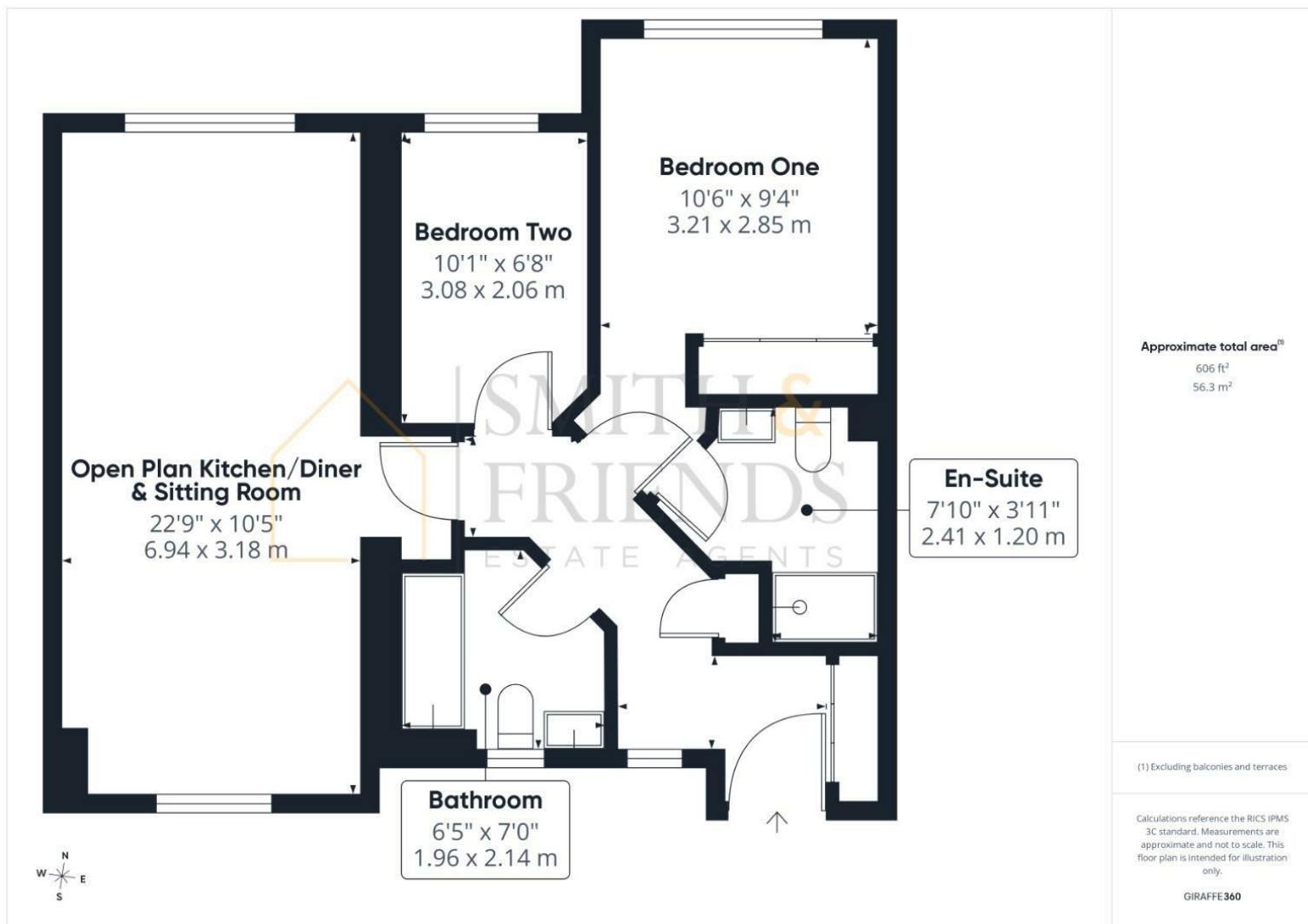
#### NB

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.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 81                      | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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. We 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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