



Immaculate three bedroom detached house in this sought after location of Bishop Cuthbert, this area is popular with young families, being close to local amenities, commuter routes and well regarded schools. Benefitting from a lovely conservatory, three good sized bedrooms, (master with en-suite), and family bathroom.

The accommodation comprises of: entrance porch, lounge, dining room, conservatory, fitted kitchen, utility and cloakroom wc. To the first floor there are three good sized bedrooms (master with en suite) and family bathroom.

Externally: Beautiful sunny rear garden that is mainly laid to lawn with well stocked borders, paved patio area, external lighting and water supply. The open plan front garden is laid to lawn with established borders and a double width driveway leading to the single garage.

Watercress Close, Hartlepool, TS26 0QY

3 Bedroom - House - Detached

£215,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: D

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Watercress Close, Hartlepool, TS26 0QY

Entrance Porch

uPVC double glazed front door and radiator.

Lounge

18 x 11'7 (5.49m x 3.53m)

uPVC double glazed bay window to front, living flame 'coal' effect electric fire with modern surround and radiator.

Dining Room

11'11" x 10'5" (3.64 x 3.2)

Spindle staircase to first floor landing, radiator, door into kitchen, uPVC French doors opening into the...

Conservatory

9' x 8' (2.74m x 2.44m)

uPVC and brick construction, tiled flooring with underfloor heating and uPVC double glazed glass panelled door opening onto the rear garden.

Breakfast Kitchen

11'0" x 9'2" (3.36 x 2.8)

Fitted with a range of white wall, base and drawer units with matching worktops and co-ordinated splashback, inset sink and drainer with mixer tap, four ring induction hob with illuminating extractor, integrated fridge and freezer, uPVC double glazed window to rear, door into utility.

Utility

5'7" x 4'11" (1.72 x 1.5)

Plumbing for washing machine and dryer, uPVC double glazed glass panelled door to side.

Cloakroom/WC

Low level WC and wash hand basin.

First Floor Landing

Bedroom 1

14'0" x 8'8" (4.29 x 2.66)

uPVC double glazed window to rear, fitted wardrobes and radiator.

En suite

Shower cubicle with wall mounted shower, pedestal wash hand basin and low level wc, co-ordinated tiled walls, radiator and uPVC double glazed window.

Bedroom 2

10'5" x 9'10" (3.2 x 3)

uPVC double glazed window to front, fitted wardrobes and radiator.



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Bedroom 3

9'11" x 8'2" (3.04 x 2.5)

uPVC double glazed window to front and radiator.

Family Bathroom

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC, co-ordinated tiled walls, radiator and uPVC double glazed window.

Externally

Lovely sunny rear garden that is mainly laid to lawn with well stocked borders, paved patio area, external electricity supply and water supply. The open plan front garden is laid to lawn with established borders and a double width driveway leading to the SINGLE GARAGE with power and lighting and electric roller shutter door.

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.

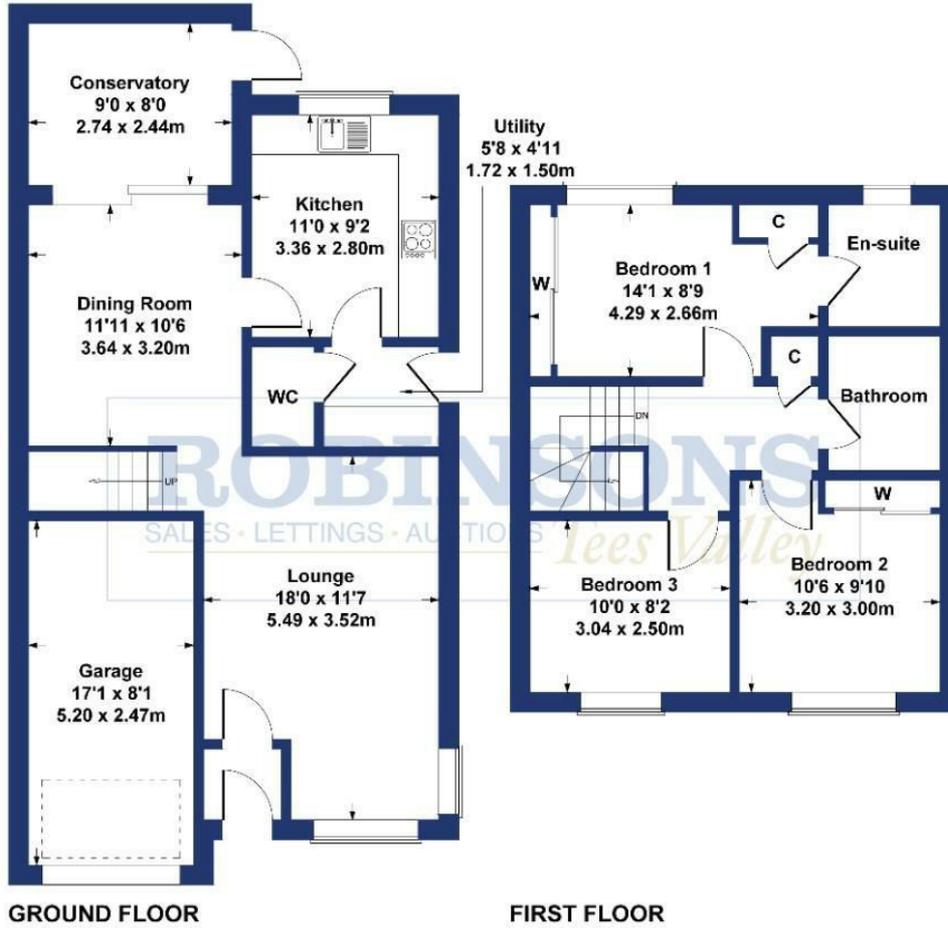


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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Watercress Close

Approximate Gross Internal Area
1249 sq ft - 116 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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