



**Nuthatch Close, Bishop Cuthbert, TS26 0RZ**  
**3 Bed - House - Detached**  
**£210,000**

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



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# Nuthatch Close

## Bishop Cuthbert Hartlepool TS26 0RZ

\*\*\* NO CHAIN \*\*\* A spacious THREE BEDROOM detached property occupying a pleasant position on Nuthatch Close in a popular part of the Bishop Cuthbert Estate. The home offers EXTENDED ACCOMMODATION ideal for a wide variety of buyers, with an internal viewing highly recommended. Set back within the cul-de-sac with parking for three cars, garage and good size rear garden. The accommodation is neutrally decorated, features a modern kitchen, bathroom and en-suite, whilst further benefitting from gas central heating and uPVC double glazing.

The full layout comprises: entrance porch with integral door to the garage, spacious through lounge/dining room which leads into the garden room extension, modern kitchen with granite worktops, three good size bedrooms, en-suite and modern bathroom incorporating a three piece white suite and chrome fittings. Externally are gardens which should prove to be low maintenance, driveway and integral garage. The enclosed rear garden features lawn and patio areas.

Nuthatch Close is located off Lapwing Road, close to schools and amenities, with Bishop Cuthbert well situated for commuting to and from the surrounding area. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed composite entrance door, fitted carpet, integral door to the garage, single radiator, glazed internal door through to the lounge/dining room.

### THROUGH LOUNGE/DINING ROOM

10'7 x 23'10 (3.23m x 7.26m)

A spacious through lounge/dining room which links to the garden room extension and kitchen, whilst incorporating a uPVC double glazed bay window to the front aspect, fitted carpet, wall mounted television point, coving and inset spotlighting to ceiling, two double radiators, turned staircase to the first floor.

### GARDEN ROOM EXTENSION

7'4 x 11'10 (2.24m x 3.61m)

Offering an additional sitting space with two uPVC double glazed windows, uPVC double glazed French doors to the rear garden, two double glazed 'Velux' style windows, inset spotlighting, fitted carpet, double radiator.

### KITCHEN

11' x 12'5 (3.35m x 3.78m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting sparkling granite worktops with matching splashback and downlighting, inset stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, integrated fridge/freezer, space for additional fridge/freezer, recess with plumbing for washing machine, uPVC double glazed window to the rear aspect, double glazed door to the rear, modern vertical radiator.

## FIRST FLOOR

### LANDING

Accessed via turned staircase, fitted carpet, access to:

### BEDROOM ONE

9'2 x 10'11 (2.79m x 3.33m)

Built-in wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, television point, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

4'11 x 5'3 (1.50m x 1.60m)

Fitted with a modern three piece suite comprising: corner

shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with mixer tap, close coupled WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, heated towel radiator.

### BEDROOM TWO

9'1 x 9'5 (2.77m x 2.87m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, hatch to loft space.

### BEDROOM THREE

9'9 x 8'1 (2.97m x 2.46m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

4'7 x 8'1 (1.40m x 2.46m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap, inset wash hand basin with chrome mixer tap and vanity cabinets below, granite top, concealed WC with matching white gloss back and vanity area above, tiling to splashback, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, extractor fan, heated towel radiator.

### EXTERNALLY

The property features a low maintenance front, with a block paved driveway allowing useful off street parking for three cars. A gate to the side leads through to the spacious enclosed rear garden, with block paved patio area, large lawn and fenced boundaries.

### INTEGRAL GARAGE

8'2 x 15'7 (2.49m x 4.75m)

Accessed via roller door to the front, integral door from the entrance porch, lighting and sockets.

### 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.











Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1029 ft<sup>2</sup>  
95.6 m<sup>2</sup>

**Reduced headroom**

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 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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