



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** An impressive **THREE BEDROOM** semi-detached property on Celandine Gardens in a popular part of the Bishop Cuthbert estate. The home offers well proportioned accommodation, with a number of recent upgrades alongside a modern kitchen, bathroom and en-suite. An ideal purchase for a first time buyer or young family, with further benefits including HIVE controlled gas central heating, uPVC double glazing and useful off street parking. The internal layout comprises: entrance vestibule through to a good size lounge, with the inner hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC. The full width kitchen/diner is fitted with white gloss units to base and wall level with a built-in oven, hob and extractor included, the dining area incorporates French doors to the rear garden, whilst to the first floor are three good size bedrooms, the master with balcony and modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front, with a paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden features lawn and paved patio areas with gated access to the side. The enclosed rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months. A number of contents can be included, subject to separate negotiation.

Celandine Gardens, Hartlepool, TS26 0ZJ

3 Bedroom - House - Semi-Detached

£167,500

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, modern laminate flooring, single radiator, access to:

FAMILY LOUNGE

16' x 10'3 (4.88m x 3.12m)

A good size lounge with uPVC double glazed window to the front aspect, modern laminate flooring, wall mounted television point, convector radiator.

INNER HALL

Matching laminate flooring, turned staircase to the first floor with fitted carpet, single radiator, access to:

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, extractor fan, single radiator.

KITCHEN/DINER

18'10 x 7'8 (5.74m x 2.34m)

A full width kitchen/diner, the KITCHEN AREA incorporating modern white gloss units to base and wall level with brushed stainless steel rod handles and complementing stained oak work surfaces, with an upgraded inset sink and brushed stainless steel mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, integrated fridge and freezer, recess with plumbing for washing machine and dishwasher, attractive tiling to splashback, concealed Ideal Logic gas central heating boiler, uPVC double glazed window to the rear aspect, DINING AREA with uPVC double glazed French doors to the rear garden, modern wall mounted vertical radiator.

FIRST FLOOR

LANDING

Fitted carpet, built-in storage cupboard, hatch to insulated and part boarded loft space with fitted storage, new hatch and pull down ladder.

BEDROOM ONE

13'11 x 9'7 (4.24m x 2.92m)

A good sized master bedroom which incorporates uPVC double glazed French doors to the balcony, fitted carpet, modern wall mounted vertical radiator, access to en-suite shower room.

BALCONY

Offering a pleasant outside sitting space.

EN-SUITE SHOWER ROOM/WC

6'9 x 4'7 (2.06m x 1.40m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback being full height to shower level, uPVC double glazed window to the front aspect, extractor fan, heated towel radiator.

BEDROOM TWO

11'4 x 8'9 (3.45m x 2.67m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

10' x 7'9 (3.05m x 2.36m)

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



FAMILY BATHROOM/WC

8'8 x 5'6 (2.64m x 1.68m)

A modern bathroom featuring a number of upgrades, whilst incorporating a three piece suite and chrome fittings comprising: panelled bath with chrome dual taps and chrome mains shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback being full height to bath area, attractive tiled bath panel, uPVC double glazed window to the rear aspect, extractor fan, heated towel radiator.

EXTERNALLY

The property features a low maintenance front, with a paved driveway allowing useful off street parking, whilst leading to the garage. A gate to the side leads through to the enclosed rear garden which enjoys a southerly aspect, with lawn, fenced boundaries and block paved patio area.

GARAGE

16'4 x 8'0 (4.98m x 2.44m)

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.



Celandine Gardens, Hartlepool, TS26 0ZJ



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

106 York Road, Hartlepool, TS26 9DE
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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