

A well presented THREE BEDROOM semi-detached property on Cranesbill Ave in Bishop Cuthbert. The home offers modern accommodation, ideal for a first time buyer or young family, with an impressive kitchen/diner, modern family bathroom and en-suite shower room. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing and burglar alarm system. The layout comprises: entrance hall with access to a useful guest cloakroom/WC, the lounge incorporates stairs to the first floor and access to a good size kitchen/diner with modern shaker style units, and a range of integrated appliances. To the first floor are three bedrooms, the master bedroom benefitting from an en-suite shower room and built in storage, whilst the remaining bedrooms are served by the family bathroom which features a three piece white suite and chrome fittings. Externally are low maintenance gardens to the front and rear, with a driveway in front of the garage providing useful off street parking. The south facing enclosed rear garden benefits from lawn and sunny paved patio areas.

Cranesbill Avenue, Hartlepool, TS26 0ZQ

3 Bed - House

£165,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cranesbill Avenue, Hartlepool, TS26 0ZQ



GROUND FLOOR

ENTRANCE

uPVC DG Glass panelled door, oak effect flooring and radiator.

DOWNSTAIRS TOILET

Fitted with a modern two piece white suite comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, low level WC, oak effect flooring and single radiator.

LOUNGE

13'6 x 11'2 (4.11m x 3.40m)

A pleasant family lounge with uPVC double glazed window to the front aspect, turned spindled staircase to the first floor with newel post oak effect flooring and radiator.

DINING KITCHEN

15'7 x 11'3 (4.75m x 3.43m)

Fitted with a modern shaker style wall, base and drawer units with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and illuminating extractor, all finished in brushed stainless steel, integrated fridge/freezer, dishwasher and washing machine, inset spotlighting to ceiling, uPVC double glazed French doors to the rear garden with matching side screens, dining area, single radiator.

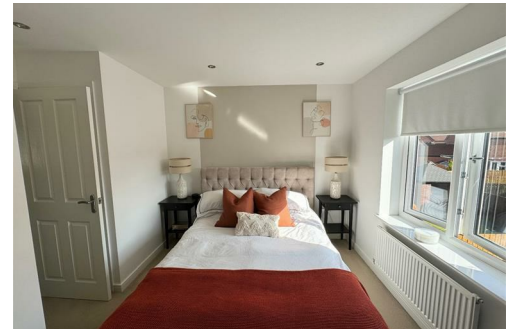


FIRST FLOOR

BEDROOM (REAR)

10'2 x 8'4 (3.10m x 2.54m)

uPVC DG window to rear, built in wardrobes and radiator.



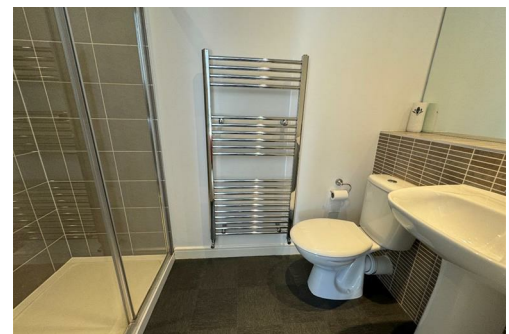
EN SUITE

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, and pedestal wash hand basin with chrome mixer tap, Low Level WC, tiling to splashback, being full height to shower level, inset spotlighting to ceiling, fitted extractor fan, chrome heated towel radiator.

BEDROOM (FRONT)

10'2 x 8'4 (3.10m x 2.54m)

uPVC DG window to front, built in wardrobes and radiator.



BEDROOM (FRONT)

6'8 x 6'8 (2.03m x 2.03m)

uPVC DG window to front and radiator.

FAMILY BATHROOM

Fitted with a modern white and chrome three piece comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC with, tiling to splashback, wall mounted vanity mirror, inset spotlighting to ceiling, extractor fan, single radiator.



EXTERNALLY

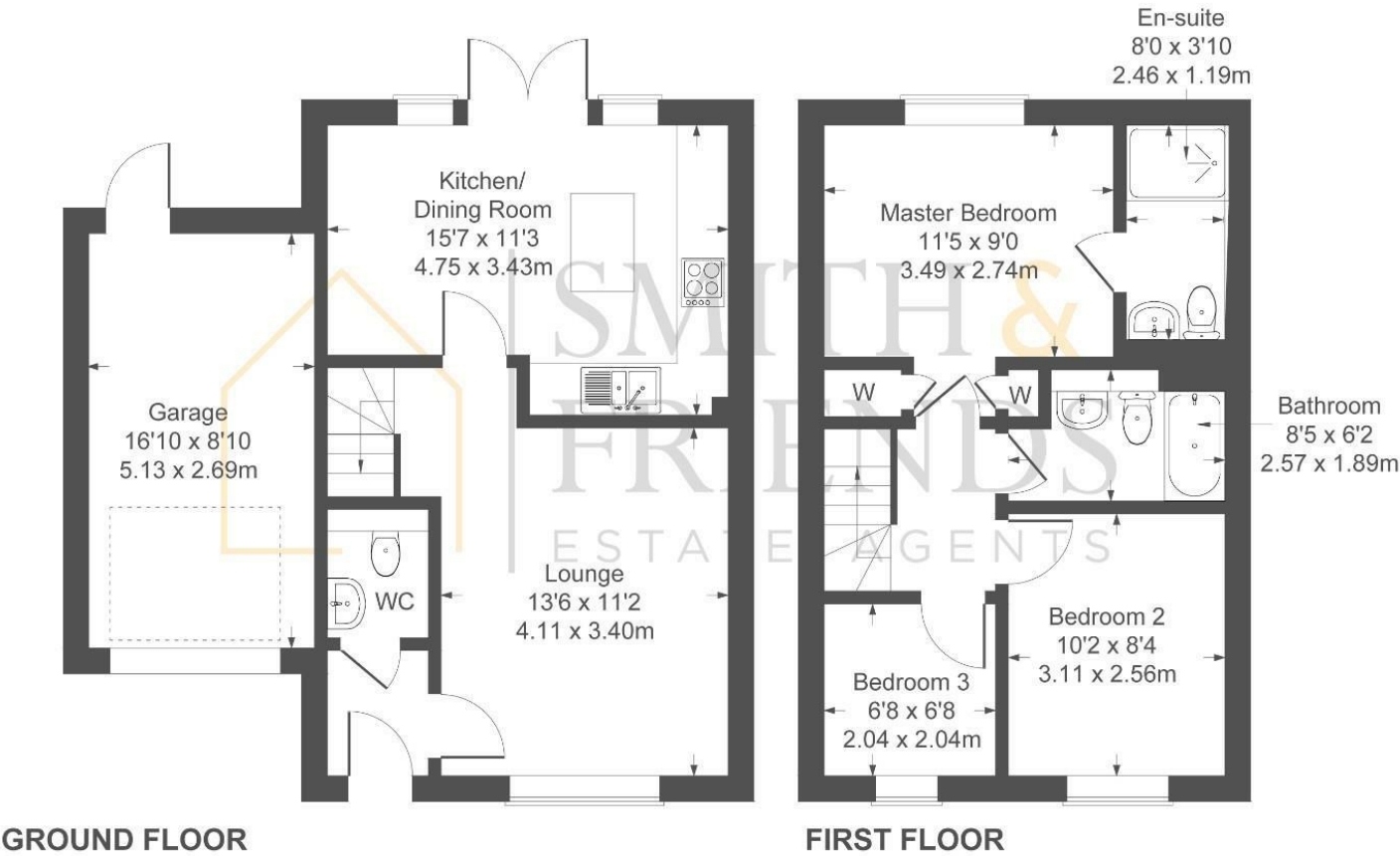
Low maintenance gardens to the front and rear, with a driveway in front of the garage providing useful off street parking. The south facing enclosed rear garden benefits from lawn and sunny paved patio areas.

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Cranesbill Ave
Approximate Gross Internal Area
937 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

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