



**\*\*\* VIEWING RECOMMENDED \*\*\*** An impressive **THREE BEDROOM** detached property occupying a pleasant position on Evergreen Close in Bishop Cuthbert. The home offers modern accommodation with **TWO RECEPTION ROOMS** and a full width kitchen/diner, ideal for family requirements. An internal viewing comes recommended, with further benefits including a good size rear garden, double width driveway, gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule leading into the converted garage which offers use as an additional sitting room, pleasant family lounge opening to the inner hall with stairs to the first floor and access to a useful ground floor WC, the full width kitchen/diner is fitted with units to base and wall level with a built-in oven, hob and extractor included. To the first floor are three good size bedrooms, the master bedroom benefitting from mirrored wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with a double width block paved driveway providing useful off street parking. The enclosed rear garden features lawn, decked and paved patio areas.

**Evergreen Close, Hartlepool, TS26 0YZ**

**3 Bedroom - House - Detached**

**£190,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Evergreen Close, Hartlepool, TS26 0YZ



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, convector radiator, access to:

#### CONVERTED GARAGE / SITTING ROOM

12'11 x 7'7 (3.94m x 2.31m)

uPVC double glazed window to the front aspect, useful walk-in storage cupboard, fitted carpet, inset spotlights to ceiling, convector radiator.

#### FAMILY LOUNGE

16'2 x 10'3 (4.93m x 3.12m)

A pleasant family lounge with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

#### INNER HALL

Turned staircase to the first floor, fitted carpet, convector radiator, access to:

#### GROUND FLOOR WC

4'7 x 3'0 (1.40m x 0.91m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, extractor fan, convector radiator.

#### KITCHEN/DINER

18'11 x 7'9 (5.77m x 2.36m)

#### KITCHEN AREA

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces and matching splashback 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 three speed extractor hood, all finished in brushed stainless steel, recess for fridge and separate freezer, recess with plumbing for washing machine, wine rack to base level, concealed gas central heating boiler, coving and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect.

#### DINING AREA

uPVC double glazed French doors to the rear garden, fitted carpet, coving to ceiling, convector radiator.

### FIRST FLOOR

#### LANDING

Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, storage cupboard, loft boarded for storage purposes with electric light.

#### BEDROOM ONE

13'9 x 9'6 (4.19m x 2.90m)

A good sized master bedroom which benefits from mirror fronted sliding wardrobes, two uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, convector radiator.

#### EN-SUITE SHOWER ROOM/WC

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

Fitted with a three piece suite comprising: double shower cubicle with chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, fitted carpet, extractor fan, uPVC double glazed window to the front aspect, convector radiator.

#### BEDROOM TWO

11'3 x 8'7 (3.43m x 2.62m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling convector radiator.

#### BEDROOM THREE

9'9 x 7'9 (2.97m x 2.36m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

#### FAMILY BATHROOM/WC

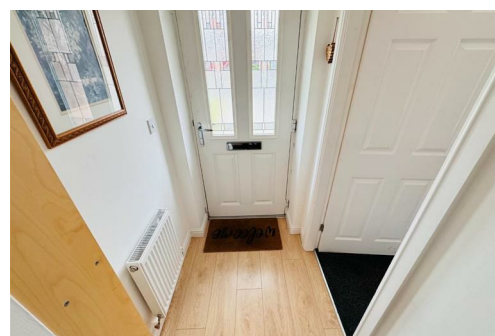
8'7 x 5'6 (2.62m x 1.68m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, coving to ceiling, extractor fan, uPVC double glazed window to the side aspect, convector radiator.

#### EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width block paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which incorporates lawn, paved and decked patio areas with fenced boundaries. A useful storage shed to the opposing side of the property provides external storage.

NB





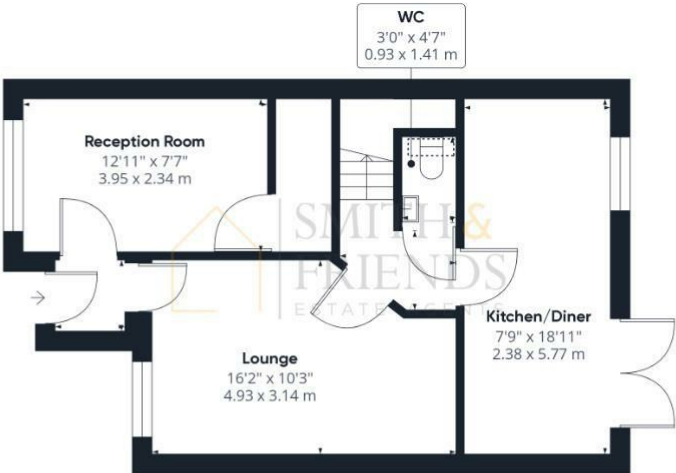
Evergreen Close, Hartlepool, TS26 0YZ



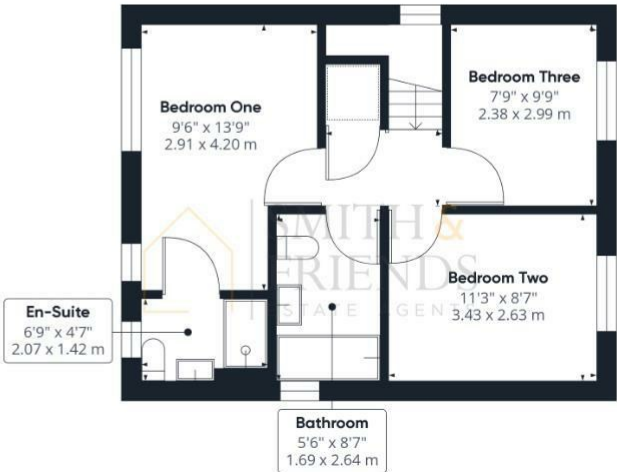
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Evergreen Close, Hartlepool, TS26 0YZ



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
915.84 ft<sup>2</sup>  
85.08 m<sup>2</sup>

Reduced headroom  
2.78 ft<sup>2</sup>  
0.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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

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.

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

