



CHAIN FREE Situated on this popular modern development at Bishop Cuthbert A TWO BEDROOMED FIRST FLOOR APARTMENT WITH LOVELY OPEN OUTLOOK, The well planned accommodation briefly comprises Communal Entrance. Apartment:- Entrance Hall. Open Plan Lounge/Kitchen (with lovely open outlook) Two Bedrooms (Master with En Suite) Bathroom. Allocated Parking. The apartment is installed with gas central heating and uPVC double glazing.

Waterlily Court, Bishop Cuthbert, Hartlepool, TS26 0RR
2 Bed - Apartment
£80,000
EPC Rating: B
Council Tax Band: B
Tenure: Leasehold



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COMMUNAL ENTRANCE HALL

ENTRANCE HALLWAY

Two storage cupboards and radiator.

OPEN PLAN LOUNGE KITCHEN

22'11 x 10'4 (6.99m x 3.15m)

LOUNGE: uPVC DG window to front and radiator.

KITCHEN: Fitted with range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with extractor above and electric oven below, plumbing for washing machine and space for fridge and freezer.

BEDROOM

15'8 x 9'4 (4.78m x 2.84m)

uPVC DG window , Fitted wardrobe and radiator.

ENSUITE

Corner shower, pedestal wash hand basin and low level WC

BEDROOM

7'7 x 6'8 (2.31m x 2.03m)

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin and low level WC

EXTERNALLY

Allocated parking space.



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, conveyancing and removal 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		82	83
(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	

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