



**Bluebell Way, TS26 0WF**  
**4 Bed - House - Detached**  
**£259,950**

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

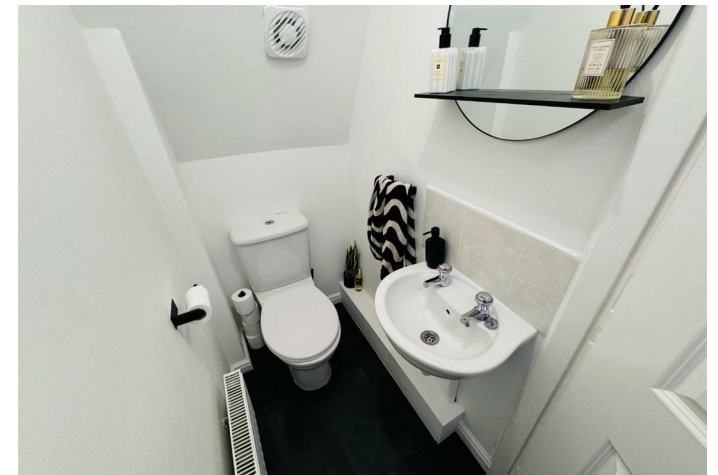


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## Bluebell Way , Hartlepool, TS26 0WF

An impressive FOUR BEDROOM detached property on Bluebell Way in the popular Bishop Cuthbert area of Hartlepool. The home offers modern and extended accommodation spread over three floors. An ideal purchase for family requirements with a full width extension to the ground floor allowing a generous open plan kitchen/diner/sitting room. The accommodation further benefits from a gas central heating, uPVC double glazing, electric car charger point, off street parking, converted garage and south westerly aspect rear garden. An internal viewing comes recommended with a layout which briefly comprises; entrance vestibule through to the lounge with an inner hallway giving access to a useful ground floor WC and through to the open plan kitchen/diner/sitting room, an ideal place for entertaining family and friends with a modern kitchen, range of built in appliances and French doors to the rear garden. To the first floor are three bedrooms, en-suite shower room to the master bedroom and the family bathroom. A generous fourth bedroom is located to the second floor with fitted wardrobes and walk in storage cupboard. Externally is a low maintenance front, allowing useful off street parking. A gate to the side leads through to the enclosed rear garden with lawn and patio areas. A useful timber storage shed is located to the side. The garage had been converted for storage purposes but offers further potential with an integral door from the inner hall. Bluebell Way is situated off Merlin Way. VIEWING RECOMMENDED.



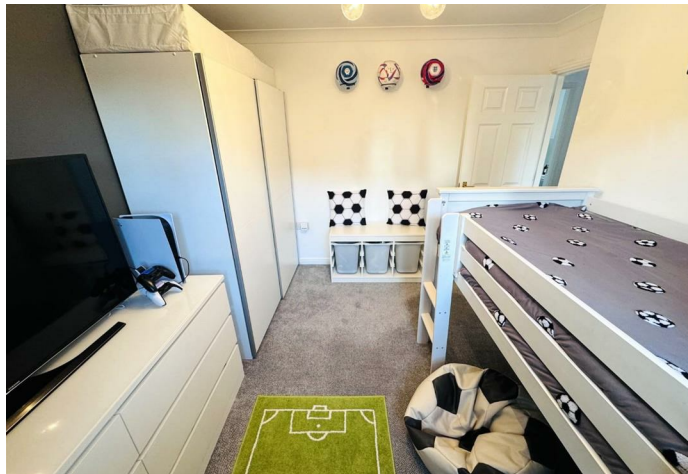
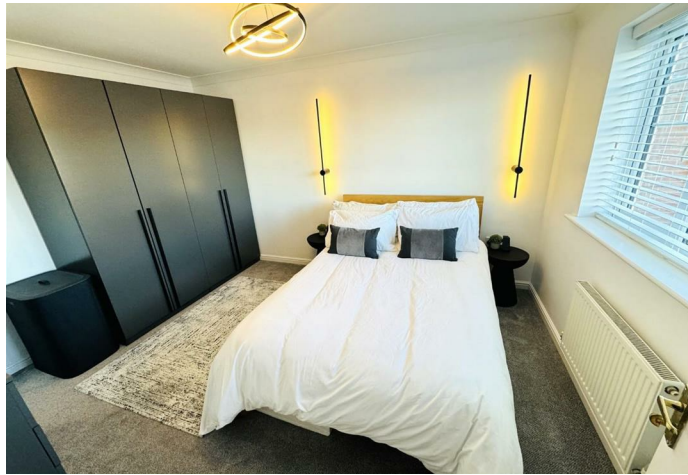
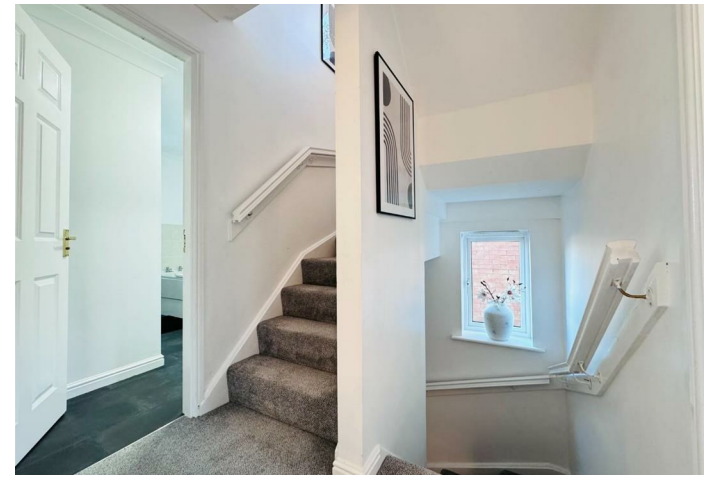
















## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted carpet, single radiator, coved ceiling, internal door to the lounge.

### LOUNGE

A pleasant lounge with uPVC double glazed bay window to the front aspect, recessed fire with mantle above and television recess over, fitted carpet, coved ceiling, convector radiator.

### INNER HALL

Turned stairs to the first floor, integral door to the converted garage, fitted carpet, coved ceiling, convector radiator, access to;

### GROUND FLOOR WC

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

### OPEN PLAN KITCHEN/DINER/SITTING ROOM

Offering an enviable place for entertaining family and friends whilst benefiting from under floor heating throughout.

### SITTING AREA

Attractive oak style laminate flooring, wall mounted television point, coving and spot lights to ceiling.

### KITCHEN AREA

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and complimenting work surfaces with matching splashback, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built in double oven with separate four ring gas hob and extractor over, integrated microwave, freezer and dishwasher, recess for washing machine, recess for fridge/freezer, recess for wine cooler, downlighting to eye level units, uPVC double glazed window to the rear aspect, inset spot lights to the ceiling, two double glazed 'Velux' style windows to the rear aspect.

### DINING AREA

Matching oak style laminate flooring, uPVC double glazed French doors to the rear garden, modern vertical radiator.

## FIRST FLOOR

### LANDING

Turned stairs to the first floor, fitted carpet, coved ceiling, access to;

### BEDROOM ONE

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, convector radiator.

### EN-SUITE

Currently being upgraded.

### BEDROOM TWO

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

### BEDROOM THREE

Wall to wall fitted wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, coved ceiling, convector radiator.

### FAMILY BATHROOM

Fitted with a three piece white suite and chrome fittings comprising; panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the front aspect, extractor fan, convector radiator.

## SECOND FLOOR

### LANDING

Built in storage cupboard, fitted carpet, coved ceiling, access to;

### BEDROOM FOUR

A spacious bedroom with fitted wardrobes and matching bedside draws, walk in storage cupboard, uPVC double glazed window to the side aspect, two double glazed 'Velux' style windows to the rear aspect, fitted carpet, two convector radiators, hatch to roof void.

### EXTERNALLY

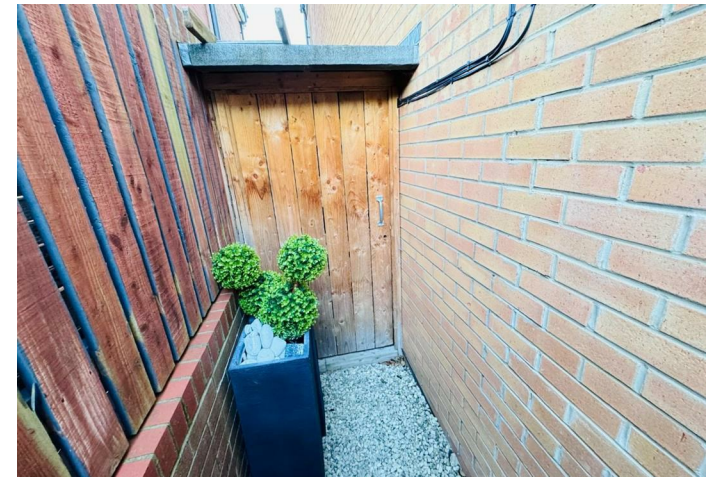
The property benefits from a low maintenance block paved front allowing useful off street parking with car charger to the side. The enclosed rear garden features patio and lawned areas. A useful timber storage shed is located to the opposite side of the property.

### CONVERTED GARAGE

Integral door from the hall, laminate flooring, lighting and sockets. Currently used as a storage room whilst offering further potential for use as an extra reception room/home study etc.









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.

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



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