



**Osprey Way, Bishop Cuthbert, Hartlepool, TS26 0ZF**  
**3 Bed - House - Semi-Detached**  
**£169,950**

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



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## Osprey Way, Bishop Cuthbert, TS26 0ZF

\*\*\* EARLY VIEWING RECOMMENDED \*\*\* A modern three bedroom semi-detached property occupying a prime set back position on Osprey Way in a popular part of Bishop Cuthbert with impressive views from the balcony towards to the park. The home is likely to appeal to a wide variety of buyers, with well presented accommodation that features an attractive kitchen, bathroom and en-suite shower room. The accommodation is warmed by gas central heating, features uPVC double glazing, benefits from a security camera and briefly comprises: entrance vestibule through to the lounge, with the inner hall incorporating stairs to the first floor and access to a useful ground floor cloakroom/WC. The full width kitchen/diner features French doors to the rear garden, whilst the kitchen is fitted with modern units to base and wall level with built-in oven, hob and extractor included. To the first floor are three good sized bedrooms, the master bedroom benefitting from an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Externally, the property features a low maintenance front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden benefits from the addition of a block paved patio area and lawn.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with spyhole, modern laminate flooring, door through to:

#### LOUNGE 16'2 x 10'3

A pleasant family lounge with uPVC double glazed window to the front aspect, modern laminate flooring, television point, double radiator, access to:

#### INNER HALLWAY

Modern laminate flooring, turned stairs to the first floor with fitted carpet, single radiator.

#### GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps, low level WC, modern laminate flooring, fitted extractor fan.

#### KITCHEN/DINING ROOM 18'10 x 7'8

KITCHEN AREA: fitted with a modern range of units to base and wall level with complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with modern mixer tap, built-in electric oven with four ring induction hob above and extractor hood over, attractive tiling to splashback, wall mounted Logic combi boiler, space for free standing fridge/freezer, recess with plumbing for washing machine, recess for further appliance, uPVC double glazed window to the rear aspect, modern laminate flooring. DINING AREA: matching flooring, uPVC double glazed French doors opening to the rear garden, single radiator.

### FIRST FLOOR

#### LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, access to:

#### BEDROOM 1 13'10 x 9'8

A good sized master bedroom with uPVC double glazed French doors opening to a delightful balcony offering a pleasant outside sitting space with views towards the park, modern laminate flooring, single radiator, access to:

#### EN SUITE SHOWER ROOM/WC 6'9 x 4'8

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

#### BEDROOM 2 11'4 x 8'9

uPVC double glazed window overlooking the rear garden, modern laminate flooring, single radiator.

#### BEDROOM 3 9'10 x 7'11

uPVC double glazed window overlooking the rear garden, modern laminate flooring, single radiator.

#### BATHROOM/WC 8'8 x 5'7

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, fitted extractor fan, single radiator.

#### OUTSIDE

The property features a low maintenance, part lawned front garden, with a paved driveway in front of the GARAGE providing useful off street parking. A gate to the side leads through to the pleasant enclosed rear garden incorporating a block paved patio, lawn and fenced boundaries.

#### 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.

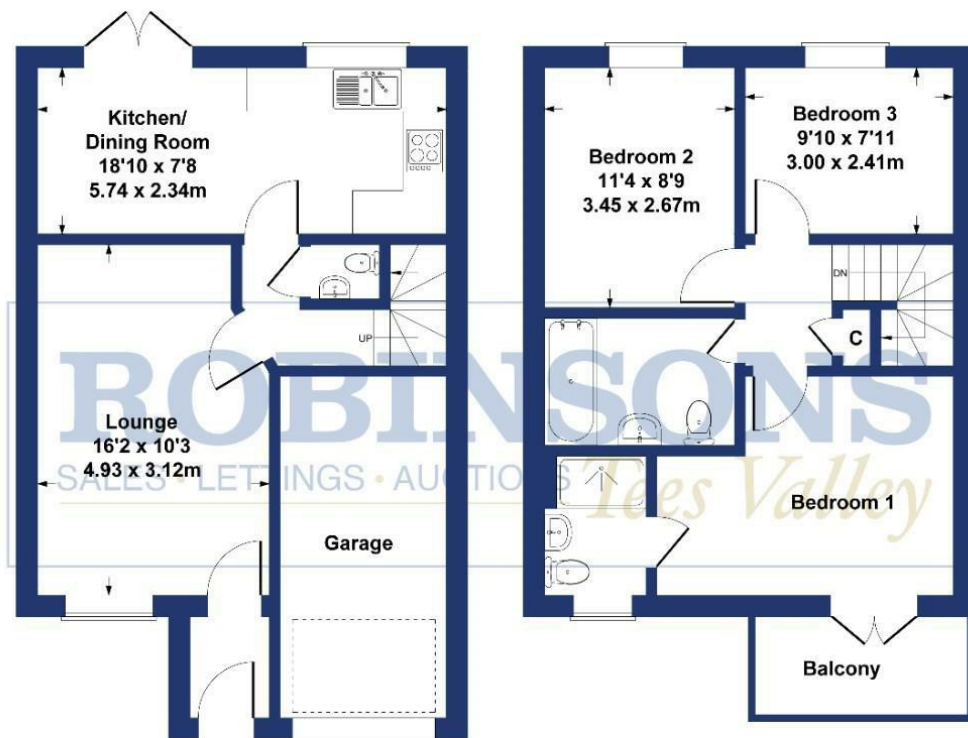






# Osprey Way

Approximate Gross Internal Area  
983 sq ft - 91 sq m



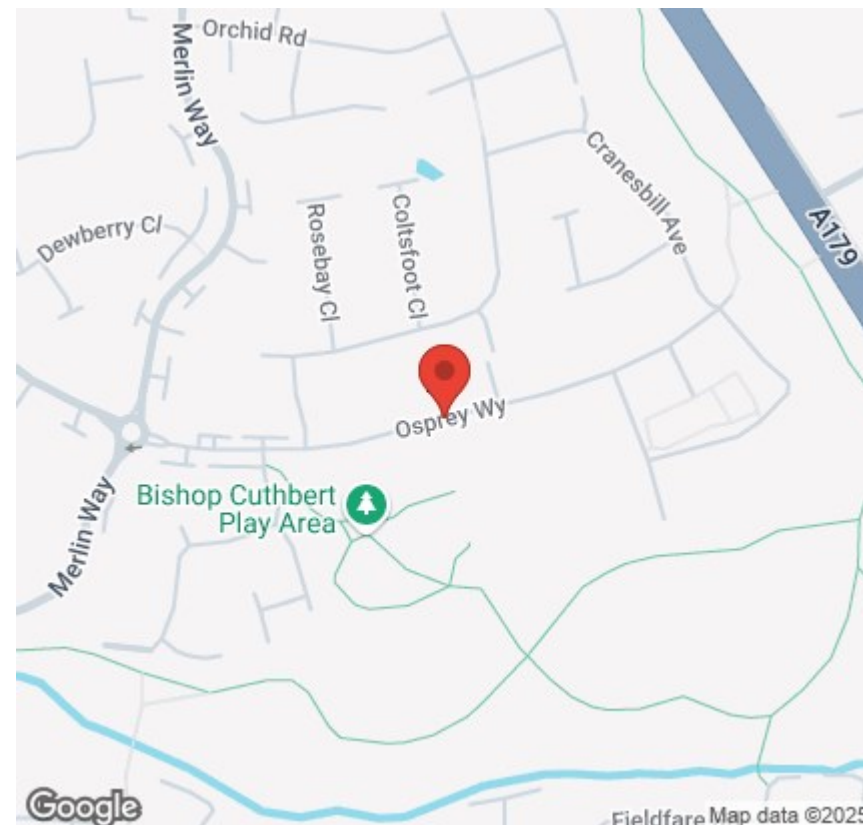
**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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. 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.

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