



**CHAIN FREE** - A modern **THREE BEDROOM** mid terraced property occupying a pleasant set back position on Osprey Way in a popular part of the Bishop Cuthbert estate. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity, with a contemporary open plan living space to the ground floor and modern accommodation spread over three floors. An internal viewing comes recommended, with further benefits including low maintenance exterior, gas central heating, uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to the open plan lounge and kitchen, the lounge area incorporating French doors to the rear garden, whilst the kitchen area is fitted with a modern range of units to base and wall level with a built-in oven, hob and extractor. A useful guest cloakroom/WC completes the ground floor. The first floor landing gives access to bedrooms two and three, with a central family bathroom, whilst to the second floor is a good size master bedroom. Externally enclosed rear garden, and parking space to the front.

**Osprey Way, Hartlepool, TS26 0ZF**

**3 Bedroom - House**

**Chain Free £115,000**

**EPC Rating: C**

**Tenure: Freehold**

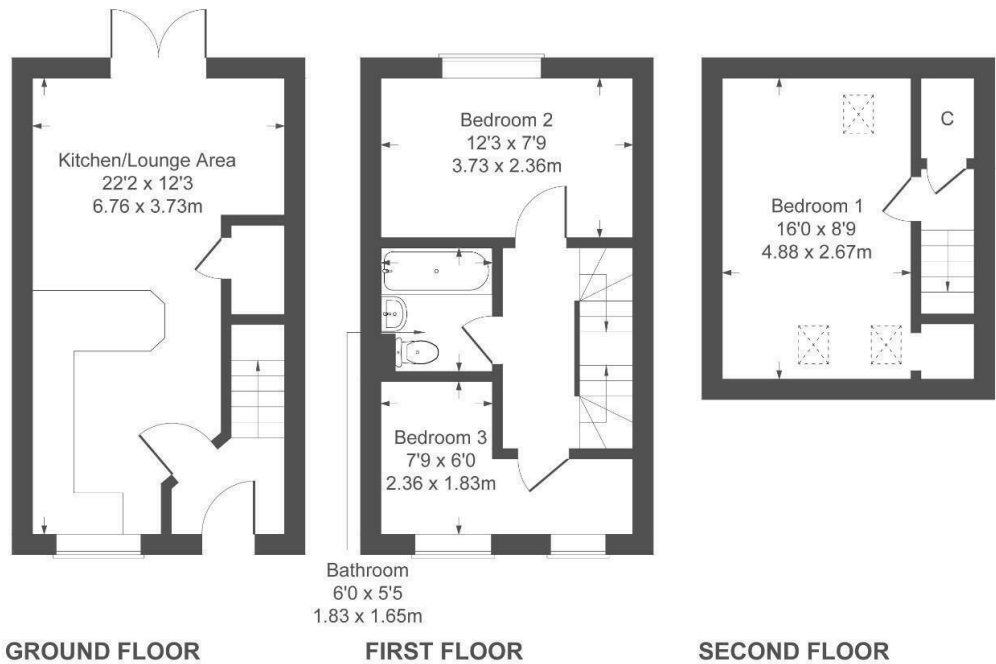
**Council Tax Band: B**



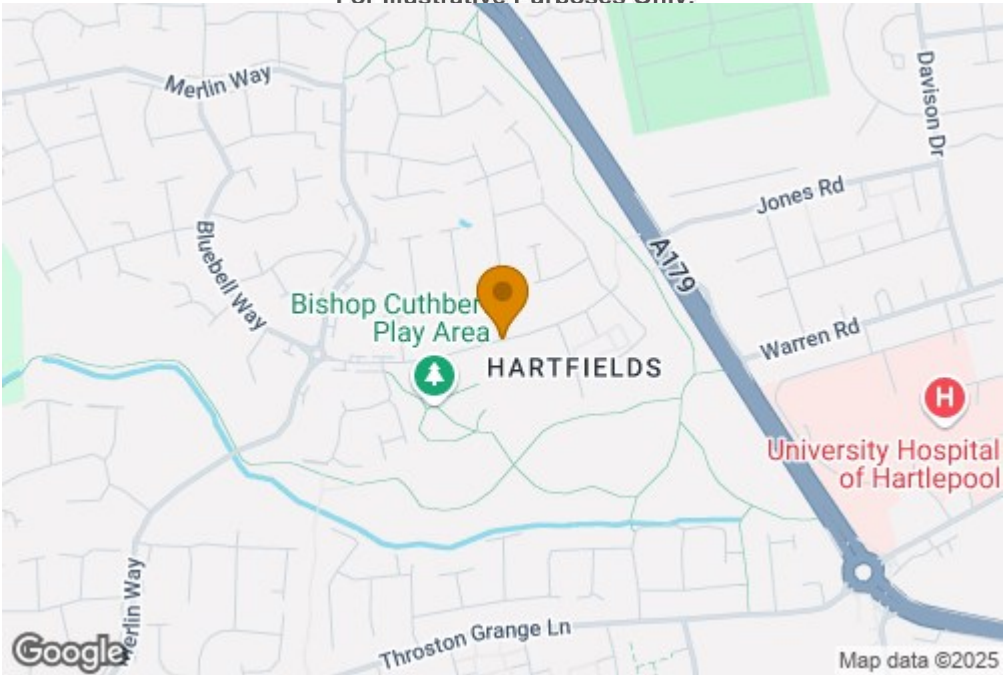
**SMITH &  
FRIENDS**  
ESTATE AGENTS

Osprey Way, Hartlepool, TS26 0ZF

Osprey Way  
Approximate Gross Internal Area  
722 sq ft - 67 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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	80	
(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	

