



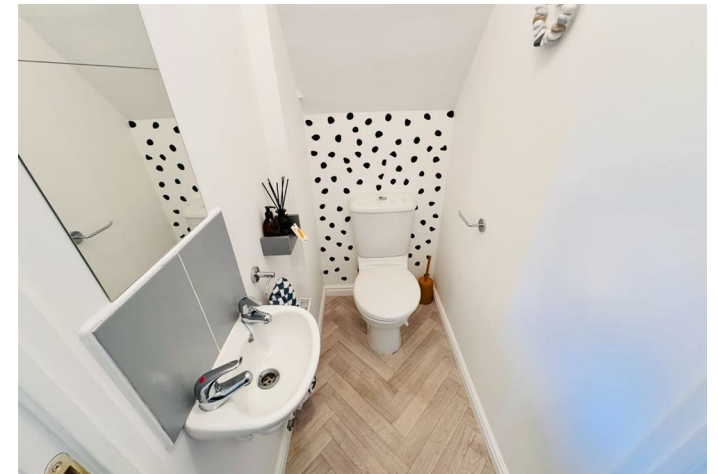
Evergreen Close, Bishop Cuthbert, TS26 0YZ
3 Bed - House - Semi-Detached
£170,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



Evergreen Close Bishop Cuthbert Hartlepool TS26 0YZ

An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Evergreen Close in a popular part of the Bishop Cuthbert estate. The home offers well presented and modern accommodation ideal for a variety of buyers, whilst featuring gas central heating with recently upgraded boiler and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to a good size lounge, with an inner hallway incorporating stairs to the first floor and access to the full width kitchen/diner and ground floor WC. The kitchen/diner offering a great space for entertaining with French doors opening to the rear garden. To the first floor are three good size bedrooms, the master with a walk-in wardrobe which leads through to the en-suite shower room, bedrooms two and three are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front with an enlarged driveway allowing useful off street parking for two cars, whilst leading to the garage. The SOUTH FACING rear garden enjoys a good degree of privacy and should prove to be a suntrap in the summer months with lawn and patio areas. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, coving to ceiling, radiator with cover included, glazed internal door through to:

LOUNGE

16'1 x 10'3 (4.90m x 3.12m)

A good size lounge with uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, wall mounted television point, convector radiator, glazed internal door to:

INNER HALL

Modern laminate flooring, turned staircase to the first floor with fitted carpet, glazed internal door to the kitchen, radiator with cover included, access to:

GUEST WC

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, close coupled WC, 'laminate' effect vinyl flooring, extractor fan, convector radiator.

FULL WIDTH KITCHEN/DINER

18'9 x 7'7 (5.72m x 2.31m)

KITCHEN AREA

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, recess with plumbing for washing machine, recess for dishwasher, space for free standing fridge/freezer, concealed gas central heating boiler, 'tile' effect flooring, uPVC double glazed window to the rear aspect, extractor, coving and inset spotlighting to ceiling.

DINING AREA

uPVC double glazed French doors to the rear garden, matching flooring, coving to ceiling, convector radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

9'11 x 9'7 (3.02m x 2.92m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator, sliding wardrobe doors giving access to a WALK-IN WARDROBE AREA with fitted hanging rails, shelving and drawers, with an additional uPVC double glazed window to the front aspect and access into the en-suite.

EN-SUITE SHOWER ROOM/WC

7' x 4'7 (2.13m x 1.40m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with glass panelled sliding door and electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, 'laminate' effect vinyl flooring, uPVC double glazed window to the front aspect, extractor fan, convector radiator.

BEDROOM TWO

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

Enjoying a high degree of natural light, with uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, convector radiator.

BEDROOM THREE

9'10 x 7'10 (3.00m x 2.39m)

Currently used as a dressing room, with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC

8'10 x 5'6 (2.69m 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, 'laminate' effect vinyl flooring, uPVC double glazed window to the side aspect, coving to ceiling, extractor fan, convector radiator.

EXTERNALLY

The property occupies a pleasant corner position, with an enlarged driveway offering useful off street parking for two cars. A useful bin storage area is located to the side of the property, whilst a gate leads through to the south facing rear garden which incorporates lawn and paved patio areas, with a part planted border and fence and brick boundary.

GARAGE

Accessed via an up and over door to the front, lighting and sockets.

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.



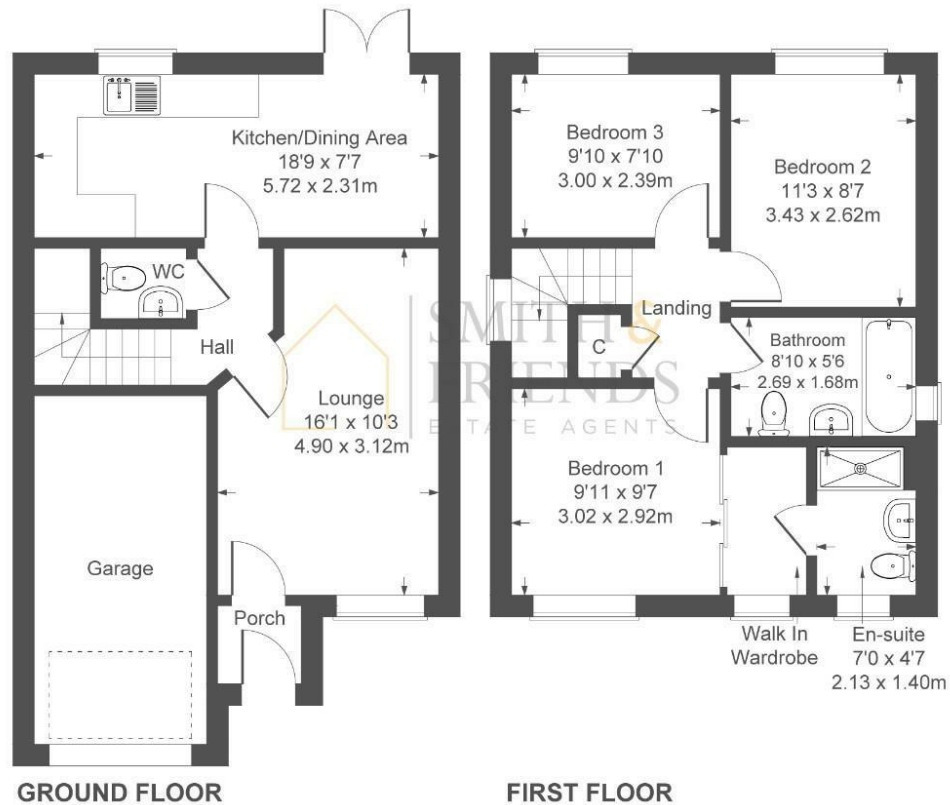


Evergreen Close

Approximate Gross Internal Area

839 sq ft - 78 sq m

(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
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 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.

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