



A modern five bedroom detached property located in a popular part of the Bishop Cuthbert estate. The home offers accommodation ideal for family living, with an open plan dining kitchen, upgraded bathroom and en-suite, whilst further benefits include gas central heating, uPVC double glazing and a converted garage that provides an extra reception room. Viewing is strongly recommended to fully appreciate this upgraded family home that has been tastefully upgraded by the current owners.

The accommodation comprises: entrance hall, lounge, open plan dining kitchen, with utility, cloakroom WC and second reception room. To the first floor there are five bedrooms (master with en suite) and family bathroom.

Externally is a low maintenance front garden, with a driveway in front of the converted garage providing useful off street parking. The enclosed rear garden incorporates lawn, raised flower beds and two decking areas.

Rosebay Close, Hartlepool, TS26 0ZL

5 Bed - House - Detached

£280,000

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



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Rosebay Close, Hartlepool, TS26 0ZL



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor landing, radiator and under stairs storage.

LOUNGE

15'1 x 10'9 (4.60m x 3.28m)

uPVC double glazed window to front and radiator.

DINING KITCHEN

21'2 x 9'9 (6.45m x 2.97m)

DINING AREA: uPVC double glazed French doors opening onto the rear garden and radiator.

KITCHEN AREA: uPVC double glazed window to rear; fitted with a modern range of white wall, base and drawer units with complementary worktops and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, space for fridge and freezer, door into utility.

UTILITY

Base and wall units with matching worktops, plumbing for washing machine and dryer, uPVC double glazed glass panelled door opening onto the rear garden.

CLOAKROOM/WC

Low level WC, wash hand basin and radiator.

SECOND RECEPTION ROOM (converted garage)

uPVC double glazed window to side and radiator.

FIRST FLOOR

BEDROOM 1

13'5 x 10'9 (4.09m x 3.28m)

uPVC double glazed window to front aspect and radiator.

EN SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: double width walk-in shower cubicle with thermostatic shower, low level WC and wash hand basin with vanity storage. Co-ordinated tiled walls and flooring, heated towel rail and uPVC double glazed window.

BEDROOM 2

12'4 x 10'5 (3.76m x 3.18m)

uPVC double glazed window to front aspect, built-in storage and radiator.

BEDROOM 3

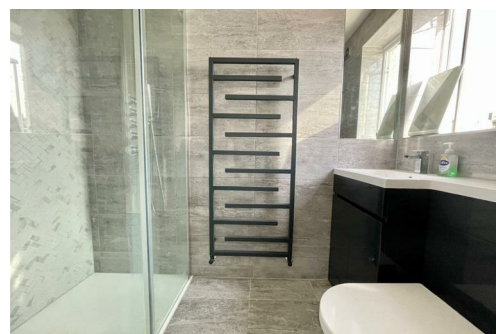
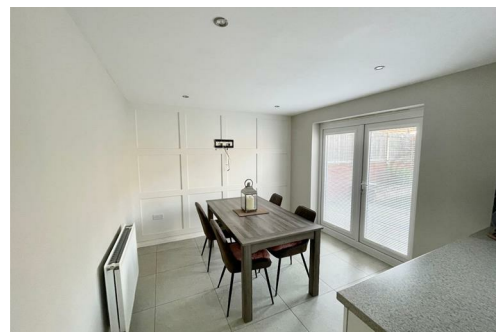
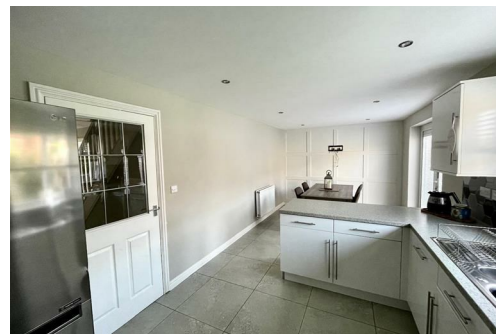
11'10 x 10'10 (3.61m x 3.30m)

uPVC double glazed window to rear aspect and radiator.

BEDROOM 4

10'3 x 9'1 (3.12m x 2.77m)

uPVC double glazed window to front aspect and radiator.



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BEDROOM 5

7'4 x 6'11 (2.24m x 2.11m)

uPVC double glazed window to rear aspect, built-in wardrobes and radiator.

FAMILY BATHROOM/WC

Fitted with a modern white and chrome suite comprising: panelled bath with shower over and glass shower screen, concealed WC and uPVC double glazed window.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn, with raised borders and two paved patio areas. The open plan front garden has been block paved and provides off street parking for numerous cars.

Part of the garage has been converted and now provides an extra reception room, with the remainder retained as storage.

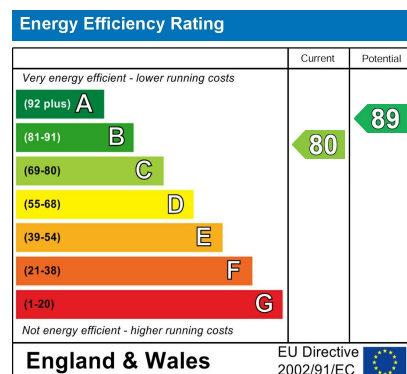
NB

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.



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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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