



*** WAS £209,950 - REDUCED FOR QUICK SALE *** NO CHAIN INVOLVED *** A modern THREE BEDROOM detached property on Watercress Close in a sought after area of Bishop Cuthbert, popular with young families, being close to local amenities, commuter routes and well regarded schools. Benefitting from a lovely CONSERVATORY EXTENSION and TWO RECEPTION ROOMS. The accommodation is warmed by gas central heating, features uPVC double glazing and includes an alarm system and briefly comprises: entrance vestibule through to the bay fronted lounge with feature fire surround and electric fire, the separate dining room incorporates stairs to the first floor and leads to the conservatory and kitchen/breakfast room. A useful utility and guest cloakroom/WC complete the ground floor. To the first floor there are three good sized bedrooms (master with en-suite) and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a sunny rear garden that is mainly laid to lawn with well stocked borders, paved patio area, external lighting and water supply. The open plan front garden is laid to lawn with a double width driveway leading to the single garage. Watercress Close is accessed via Meadowsweet Road.

Watercress Close, Hartlepool, TS26 0QY

3 Bedroom - House - Detached

Reduced To £199,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted carpet, convector radiator, access to;

FAMILY LOUNGE

18'0 x 11'7 (5.49m x 3.53m)

A good size lounge with attractive feature fire surround and electric fire, uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

DINING ROOM

11'11 x 10'6 (3.63m x 3.20m)

Ideally situated off the kitchen whilst incorporating stairs to the first floor and uPVC double glazed French doors to the conservatory, fitted carpet, coving to ceiling, convector radiator.

CONSERVATORY EXTENSION

9'0 x 8'0 (2.74m x 2.44m)

A uPVC double glazed conservatory with French door to the rear garden, tiled flooring with under floor heating, wall lights and sockets.

KITCHEN/BREAKFAST ROOM

11'0 x 9'2 (3.35m x 2.79m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, pelmet above with down lighting, built in electric oven with four ring touch hob above and extractor over, tiled splashback, integrated fridge and freezer, uPVC double glazed window looking out to the rear garden, tiled flooring, convector radiator.

UTILITY ROOM

5'8 x 4'11 (1.73m x 1.50m)

Fitted worktop with plumbing below for washing machine, space for additional appliance, built in storage, gas central heating boiler, double glazed side door, tiled flooring, access to;

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising; pedestal wash hand basin with dual taps, low level WC, tiled splashback and flooring, extractor fan, single radiator.

FIRST FLOOR

LANDING

Storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

14'1 x 8'9 (4.29m x 2.67m)

A good size master bedroom with uPVC double glazed window to the rear, fitted carpet, single radiator, wardrobes included, access to;

EN-SUITE SHOWER ROOM

6'0 x 5'6 (1.83m x 1.68m)

Fitted with a three piece suite comprising; corner shower cubicle with overhead shower, pedestal wash hand basin with dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window to the rear aspect, extractor fan and spot lights, single radiator.

BEDROOM TWO

10'6 x 9'10 (3.20m x 3.00m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, wardrobes included.



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BEDROOM THREE

10'0 x 8'2 (3.05m x 2.49m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM

6'7 x 5'6 (2.01m x 1.68m)

Fitted with a three piece white suite comprising; panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property features a part lawned front garden with a double driveway allowing useful off street parking in front of the garage. A gate to the side, leads through to the south facing rear garden with patio and lawned areas, fenced boundaries, security light and external socket.

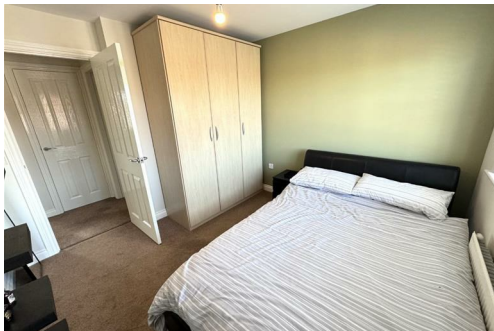
GARAGE

17'1 x 8'1 (5.21m x 2.46m)

Accessed via roller door to the front, light and sockets.

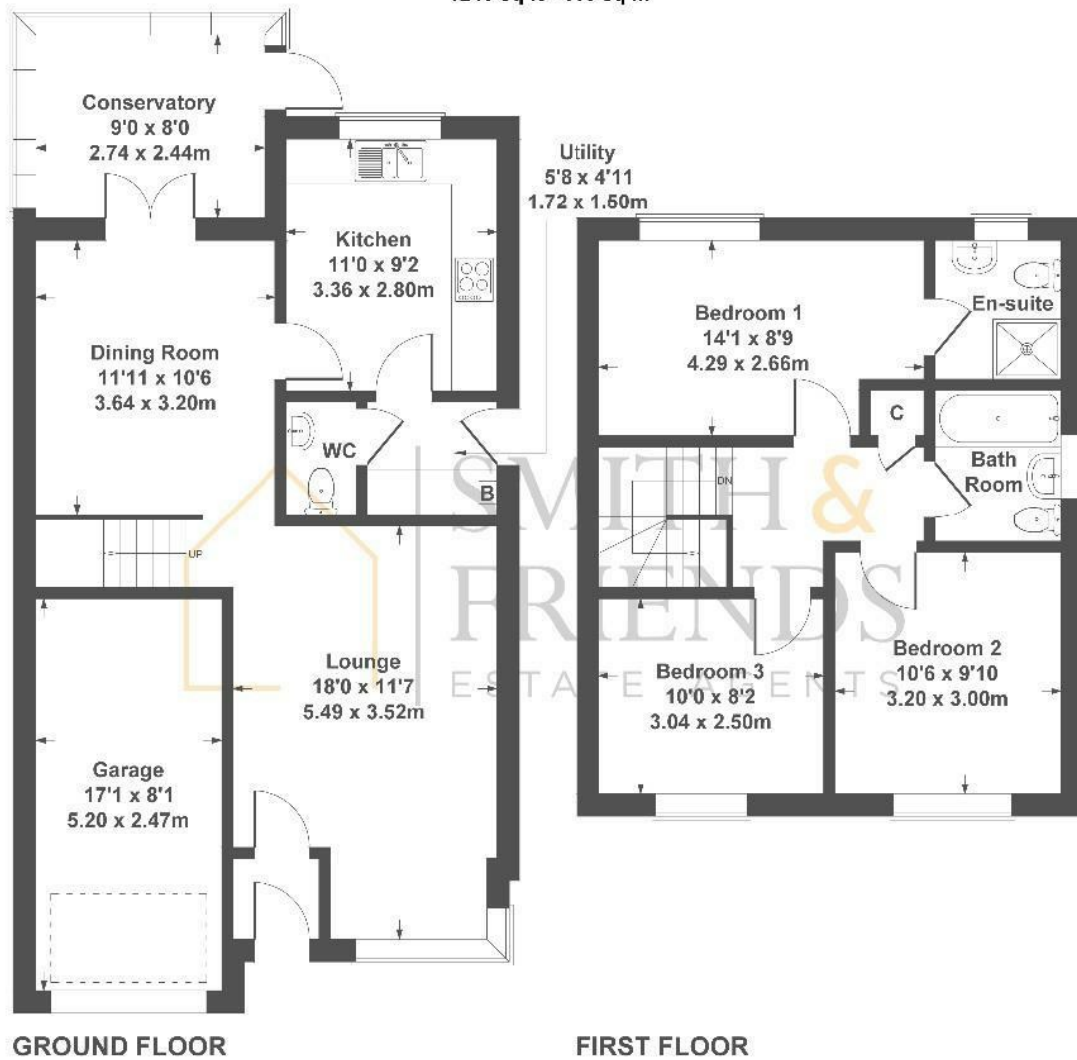
NB

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.



Watercress Close

Approximate Gross Internal Area
1249 sq ft - 116 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

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. We 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			83
(69-80) C		71	
(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	

106 York Road, Hartlepool, TS26 9DE
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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