



Outstandingly well presented FIVE BEDROOM detached property. The accommodation has been enlarged with the addition of a spacious uPVC double glazed conservatory, and has the added benefit of a part converted garage that now provides a useful play room as well as secure storage. Briefly comprising: inviting entrance hallway, playroom, lounge, dining room, spacious conservatory with double doors leading to the south facing rear garden, an impressively re fitted kitchen with a full range of modern units plus integral appliances, utility and downstairs toilet. To the first floor there are 5 good sized bedrooms, with the master bedroom having a spacious en suite, and a four piece family bathroom. Other features of the property include GCH, uPVC DG and security alarm system. Externally the property has a front open aspect laid to lawn garden with double width tarmac drive for additional car standing and turning space, and a spacious driveway. To the side of the property there is paved and gated access to the south facing enclosed rear garden.

Bluebell Way, Hartlepool, TS26 0WF

5 Bedroom - House - Detached

£270,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: E



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FRIENDS**
ESTATE AGENTS

Bluebell Way, Hartlepool, TS26 0WF



GROUND FLOOR

Entrance Hall

uPVC DG glass panelled door, radiator, understairs storage and radiator

Playroom (Garage Conversion)

Lounge

uPVC DG bay window to front, living flame coal effect gas fire with modern surround, radiator and opening into the dining room.

Dining Room

uPVC sliding patio doors opening into the conservatory and radiator.

Conservatory

uPVC DG French doors opening onto the rear patio.

Kitchen

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and double oven. Integrated dishwasher and fridge freezer. uPVC DG window and radiator.

Utility

Base and wall units with matching worktop, inset sink and drainer, plumbing for washing machine and dryer, uPVC DG glass panelled door to rear, access to downstairs toilet.

Downstairs Toilet

White low level WC, wash hand basin with vanity storage and heated chrome towel rail, uPVC DG window.

FIRST FLOOR

Landing

Access to loft.

Bedroom (front)

uPVC DG bay window to front, fitted wardrobes and radiator.

En Suite

Corner shower cubicle with wall mounted thermostatic shower, low level WC and wash hand basin with vanity storage, Co ordinated tiled walls, heated chrome towel rail and uPVC DG window.

Bedroom (front)

uPVC DG window and radiator.

Bedroom (rear)

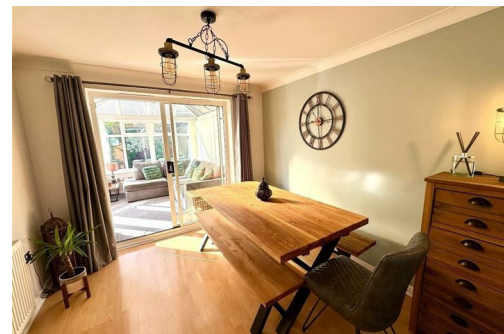
uPVC DG window and radiator.

Bedroom (rear)

uPVC DG window and radiator.

Bedroom (rear)

uPVC DG window and radiator.



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Family Bathroom

Four piece white and chrome suite with panelled bath, separate shower cubicle with electric shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled splashback radiator and uPVC DG window.

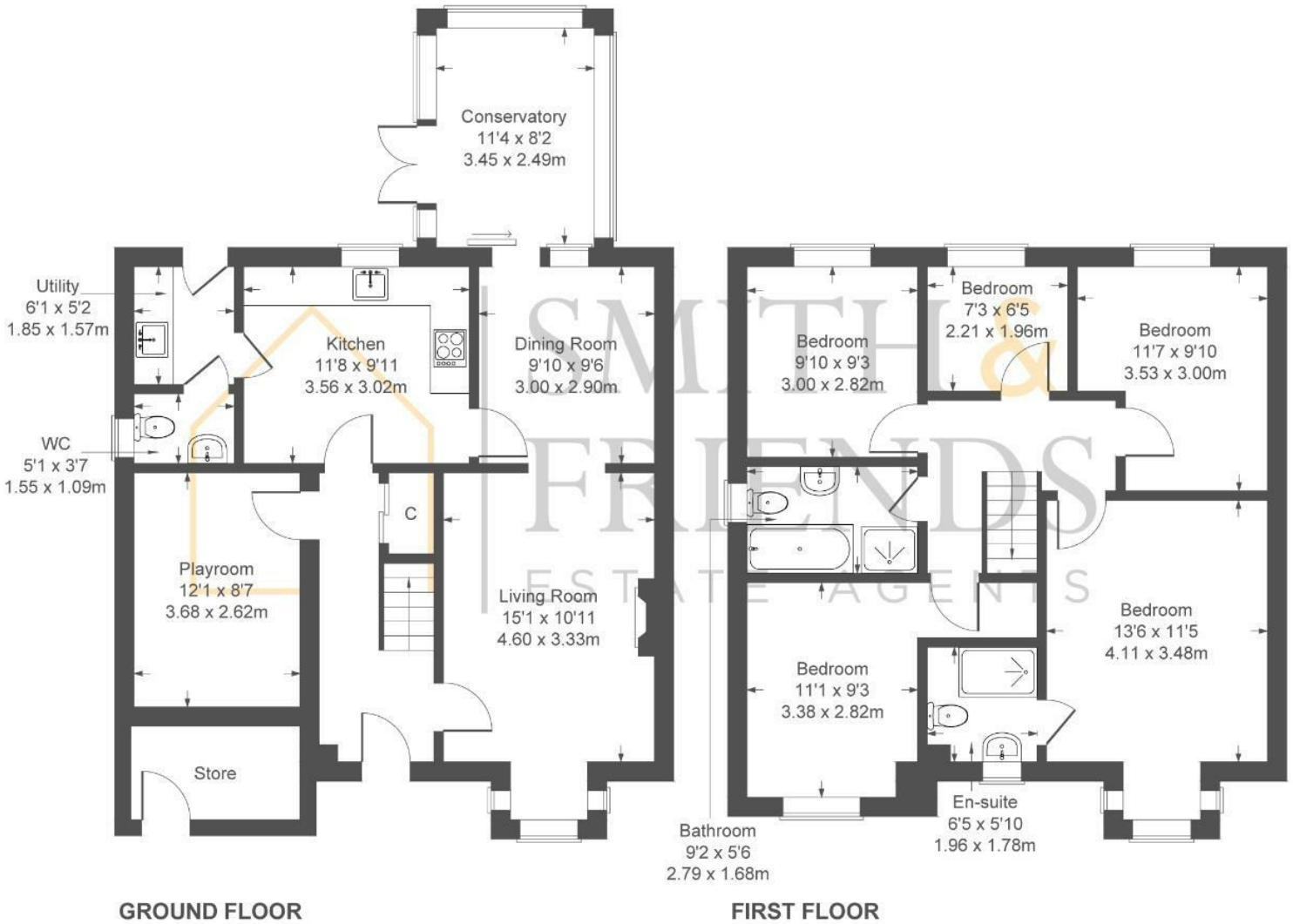
Externally

The enclosed rear garden is mainly laid to lawn with well stocked borders and a sunny paved patio area. The front of the property has an extended tarmac drive which is set back off the main road and gives parking for three cars.



Bluebell Way

Approximate Gross Internal Area
1544 sq ft - 143 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. 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	

