



***** REDUCED *** EARLY VIEWING RECOMMENDED *** CHAIN FREE ***** Occupying a prime corner position on Nuthatch Close in a popular part of the Bishop Cuthbert estate. This three bed detached family home comes with viewing strongly recommended. Neutral decor throughout, making it an ideal purchase for a wide variety of buyers. Other pleasing features include gas central heating, uPVC double glazing. The internal layout comprises: entrance hallway, through to a spacious lounge/dining room with French doors to the garden, kitchen, useful utility and cloakroom WC. To the first floor are three good sized bedrooms, (the master with en suite), the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking for two cars, whilst leading to the garage. The beautifully stocked rear garden offers an enviable place for entertaining family and friends.

Nuthatch Close, Hartlepool, TS26 0RZ

3 Bed - House - Detached

Offers Over £190,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Nuthatch Close, Hartlepool, TS26 0RZ



GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

OPEN PLAN LOUNGE DINING AREA

22'4 x 12'4 (6.81m x 3.76m)

LOUNGE AREA

uPVC double glazed window to front, living flame 'coal' effect gas fire with modern surround, radiator.



DINING AREA

uPVC double glazed French doors opening onto the west facing rear garden, radiator.



KITCHEN

12'5 x 8'6 (3.78m x 2.59m)

Fitted with a range of wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and single oven, space for fridge and freezer, uPVC double glazed window to rear.

UTILITY

5'10 x 5'3 (1.78m x 1.60m)

uPVC double glazed door to rear, uPVC double glazed window, double height cupboard, worktop, plumbing for washing machine.



DOWNSTAIRS TOILET

Low level WC and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

12'10 x 11'1 (3.91m x 3.38m)

Two uPVC double glazed windows, radiator, fitted wardrobes.



EN SUITE SHOWER ROOM/WC

5'6 x 5'5 (1.68m x 1.65m)

White and chrome suite with corner shower, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.

BEDROOM 2

12'3 x 8'3 (3.73m x 2.51m)

uPVC double glazed window to rear, radiator, fitted wardrobes

BEDROOM 3

11'5 x 8'10 (3.48m x 2.69m)

uPVC double glazed window to rear, radiator, fitted wardrobes



FAMILY BATHROOM/WC

8'2 x 5'9 (2.49m x 1.75m)

Panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

Nuthatch Close, Hartlepool, TS26 0RZ

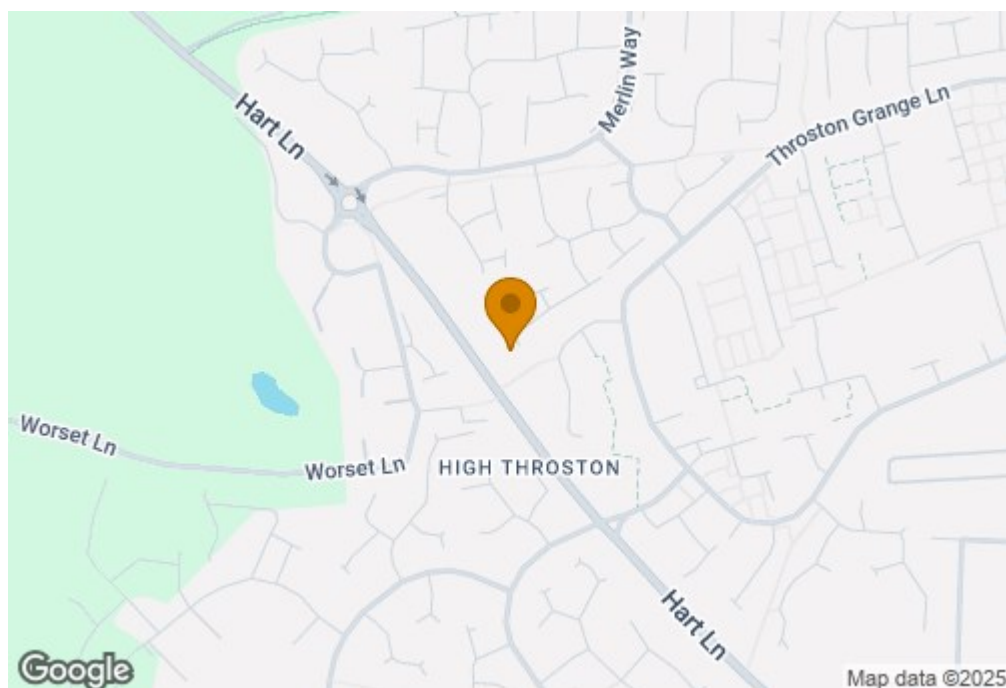


EXTERNALLY

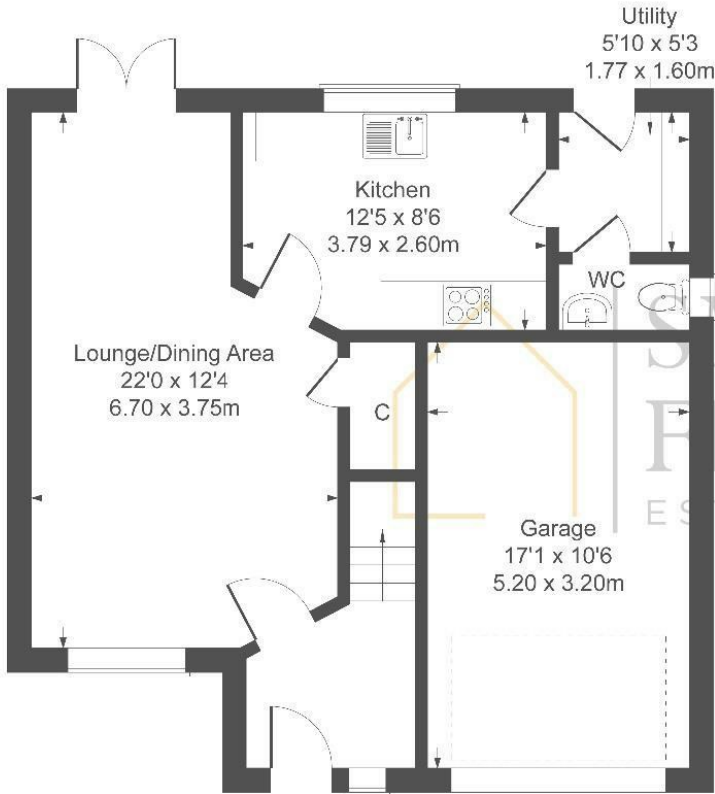
The enclosed west facing rear garden affords a good degree of privacy and is mainly laid to lawn, with well stocked borders and paved patio area. The open plan front garden is laid to lawn, with a double width block paved driveway leading to the SINGLE GARAGE (17'1 x 10'6) (5.21m x 3.20m).

NB

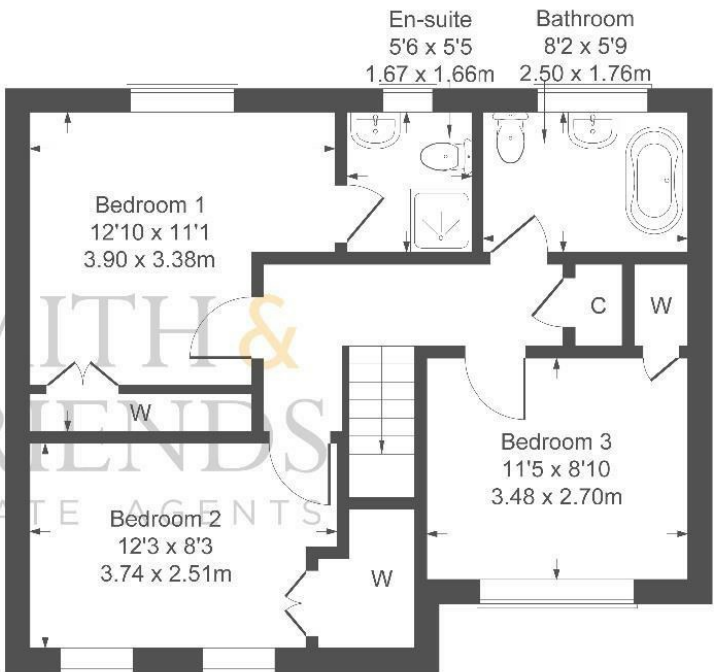
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Nuthatch Close
Approximate Gross Internal Area
1195 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

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 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		83
(81-91) B		
(69-80) C	70	
(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

