



With three reception rooms and three bathrooms, this corner plot property located in the popular sought after area of Bishop Cuthbert has come to the market with **NO FORWARD CHAIN** and **VACANT POSSESSION**. The property would make an ideal forever family home and has huge potential. Comprising of an entrance hallway, two reception rooms, cloakroom, utility room and kitchen/reception room on the ground floor. The next level offers a family bathroom, four bedrooms and en-suite facilities. The master bedroom is located on the upper level with a further en-suite. External: detached garage, gardens front and rear. Location: situated close to shops, schools and A19 links.

**Snowdrop Road, Hartlepool, TS26 0WG**

**4 Bedroom - House - Detached**

**Asking Price £250,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: E**



Snowdrop Road, Hartlepool, TS26 0WG



## GROUND FLOOR

### ENTRANCE HALLWAY

Front entrance door, radiator, coved ceilings, carpet flooring.

### LOUNGE

14' x 10'11 (4.27m x 3.33m)

Front double glazed window, radiator, carpet flooring, coved ceiling.

### DINING ROOM

10'11 x 9'9 (3.33m x 2.97m)

Front double glazed window, carpet flooring, radiator, coved ceiling.

### CLOAKROOM/WC

Wash hand basin, WC, radiator, extractor fan.

### UTILITY ROOM

6'8 x 5'1 (2.03m x 1.55m)

Side access door, stainless steel sink/drain, washing machine and dryer.

### KITCHEN/DINER

12'5 x 7' (3.78m x 2.13m)

Rear double glazed window, rear double glazed doors, two radiators, coved ceiling and spotlights.

## FIRST FLOOR

### LANDING

Carpet flooring, storage cupboard, coved ceiling, stairs to upper level.

### BATHROOM/WC

8' x 6' (2.44m x 1.83m)

Rear double glazed window, WC, wash hand basin, bath with overhead shower, coved ceiling, radiator.

### BEDROOM

12'7 x 10'11 (3.84m x 3.33m)

Front double glazed windows, fitted robes, radiator, coved ceiling, carpet flooring.

### EN-SUITE

7'2 x 3'9 (2.18m x 1.14m)

Front double glazed window, wash hand basin, WC, shower cubicle, radiator.

### BEDROOM

11'2 x 8'8 (3.40m x 2.64m)

Rear double glazed window, coved ceiling, radiator, carpet flooring.

### BEDROOM

8'4 x 8' (2.54m x 2.44m)

Front double glazed window, carpet flooring, coved ceiling, radiator.

### BEDROOM

9' x 8'5 (2.74m x 2.57m)

Front double glazed window, carpet flooring, radiator, coved ceiling.

## SECOND FLOOR

### LANDING

Side double glazed window, carpet flooring, storage cupboard.



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**MASTER BEDROOM**

**14'10 x 14'3 (4.52m x 4.34m)**

Two rear double glazed sky windows, side double glazed window, front double glazed sky window. radiator, fitted robes, carpet flooring.

**EN-SUITE**

**8' x 6'10 (2.44m x 2.08m)**

Front double glazed sky window, shower cubicle, wash hand basin, WC, radiator.

**EXTERNAL**

Gardens front and rear; DETACHED GARAGE to the rear.

**NB 1**

All services/appliances have not and will not be tested.

**NB 2**

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. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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