



This perfect detached family home has come to the market offering excellent space throughout. Comprising of an entrance hallway with the benefit of fitted storage, cloakroom, an open plan lounge/diner which is the 'heart of the home' located to the rear of the property with access to the garden, separate lounge, snug and fitted kitchen on the ground floor. The upper level offers four double bedrooms, with the master bedroom having all fitted wardrobes and en-suite, and a modern family bathroom. Externally is a generous driveway to the front of the property and a fabulous entertaining area to the rear. Location: Nuthatch Close is situated in the popular estate of Bishop Cuthbert and is close to shops, local amenities and High Tunstall School.

Please call Smith & Friends Estate Agents on 01429 891100 to arrange a viewing.

**Nuthatch Close, Hartlepool, TS26 0RZ**

**4 Bedroom - House - Detached**

**£270,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**

## GROUND FLOOR

### ENTRANCE HALL

Front entrance door, radiator, under stairs fitted storage.

### CLOAKROOM/WC

#### 2'8 x 6' (0.81m x 1.83m)

Front double glazed window, WC, wash hand basin, radiator, tiled flooring.



### LOUNGE

#### 11' x 14'1 (3.35m x 4.29m)

Front double glazed window, carpet flooring, internal doors, radiator.

### DINER/RECEPTION ROOM

#### 10'4 x 23'2 (3.15m x 7.06m)

Open plan with reception room two, flooring, radiator, three double glazed windows and double glazed side doors to the rear garden.



### KITCHEN/SNUG

#### 15'4 x 10' (4.67m x 3.05m)

### KITCHEN AREA

Tiled flooring, breakfast bar, rear double glazed window, radiator, double oven/grill and warming tray; open plan with snug.



### SNUG AREA

Front double glazed window, flooring.

### FIRST FLOOR LANDING

Carpet flooring, storage cupboard, loft access.

### BEDROOM 1

#### 10'7 x 11'8 (3.23m x 3.56m)

Front double glazed window, fitted robes, carpet flooring, radiator.



### EN-SUITE SHOWER ROOM/WC

#### 5'11 x 5'3 (1.80m x 1.60m)

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

### BEDROOM 2

#### 10'8 x 10'7 (3.25m x 3.23m)

Rear double glazed window, radiator, carpet flooring.



### BEDROOM 3

#### 8'3 x 11'7 (2.51m x 3.53m)

Front double glazed window, fitted robes, carpet flooring, radiator.

### BEDROOM 4

**8'2 x 10'6 (2.49m x 3.20m)**

Rear double glazed window, carpet flooring, radiator.

### BATHROOM/WC

**6'9 x 5'6 (2.06m x 1.68m)**

Rear double glazed window, WC, wash hand basin, bath and heated towel rail.

### EXTERNAL

Generous front driveway, rear garden and storage area.

### 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.





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		79
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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