



A modern semi-detached property on Celandine Gardens in a popular part of the Bishop Cuthbert estate. The home offers accommodation spread over three floors with three large bedrooms, modern kitchen, bathroom, en-suite and ground floor WC. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The home is neutrally decorated throughout and briefly comprises: entrance vestibule through to the lounge, inner hall with stairs to the first floor, ground floor WC and kitchen/diner. To the first floor are two double bedrooms and a central bathroom which incorporates a three piece white suite and chrome fittings. To the second floor is a generous master bedroom and spacious en-suite/dressing room. Externally is a low maintenance front garden, with a double width driveway providing useful off street parking. The enclosed south facing rear garden benefits from lawn and patio areas. Celandine Gardens is located off Osprey Way with the property facing Coltsfoot Close. Bishop Cuthbert is well situated for easy access to and from the surrounding areas and within close proximity of both schools and amenities.

Celandine Gardens, Hartlepool, TS26 0ZJ

3 Bedroom - House - Semi-Detached

£155,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted carpet, single radiator.

FRONT LOUNGE

11'10 x 14'6 (3.61m x 4.42m)

A comfortable family lounge with uPVC double glazed window to the front aspect, fitted carpet, under stairs storage cupboard, wall mounted television point, convector radiator.

INNER HALL

Turned staircase to the first floor, fitted carpet, access to the kitchen/diner and ground floor WC.

GROUND FLOOR WC

4'4 x 3'8 (1.32m x 1.12m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, 'tile' effect vinyl flooring, extractor fan, single radiator.

KITCHEN/DINER

11'9 x 7'8 (3.58m x 2.34m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, space for free standing fridge/freezer, gas central heating boiler, uPVC double glazed window looking out to the rear garden, 'tile' effect vinyl flooring, uPVC double glazed French doors to the rear garden, double radiator.

FIRST FLOOR

LANDING

Turned staircase to the second floor, access to bedrooms two and three, alongside the central bathroom, single radiator.

BEDROOM TWO

11'10 x 8'8 (3.61m x 2.64m)

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

BEDROOM THREE

11'10 x 7'11 (3.61m x 2.41m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

FAMILY BATHROOM/WC

5'6 x 7'11 (1.68m x 2.41m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

SECOND FLOOR

LANDING

Built-in storage cupboard, access to master bedroom.

BEDROOM ONE

8'6 x 13'3 (2.59m x 4.04m)

A good size master bedroom with uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, convector radiator, hatch to loft space.

EN-SUITE SHOWER ROOM/DRESSING ROOM

10'10 x 4'11 (3.30m x 1.50m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, 'tile' effect vinyl flooring, double glazed 'Velux' style window to the rear aspect, extractor fan, double radiator.

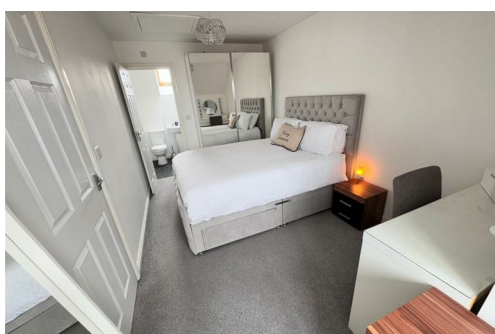
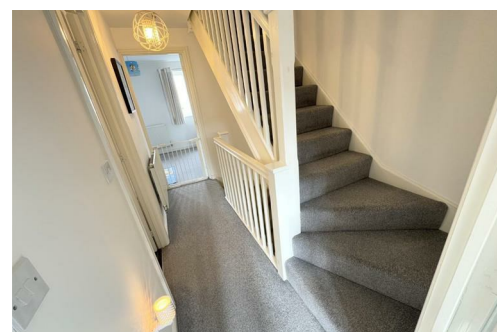


EXTERNALLY

The property features a low maintenance front, with a double width driveway providing useful off street parking. A gate to the side leads through to the enclosed south facing rear garden, with lawn, small paved area and fenced boundaries.

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		92
(81-91) B	81	
(69-80) C		
(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