



**Cranesbill Avenue, Bishop Cuthbert, Hartlepool,
TS26 0ZQ
3 Bed - House - Semi-Detached
£160,000**

**Council Tax Band: C
EPC Rating: B
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Cranesbill Avenue, Bishop Cuthbert, TS26 0ZQ

46 Cranesbill Avenue, Hartlepool, TS26 0ZQ

We are acting in the sale of the above property and have received an offer of £155,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom semi-detached property located on the modern Bishop Cuthbert development in Hartlepool. The home offers accommodation ideal for a first time buyer/young family with a modern kitchen, bathroom and en-suite. The property is in need of some cosmetic updates yet offers great potential and comes with an internal viewing recommended. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with access to a useful guest cloakroom/WC, comfortable lounge with stairs to the first floor, good size kitchen/diner with French doors to the rear garden, three bedrooms, en-suite and the main bathroom which incorporates a three piece white suite and chrome fittings. Externally is a small low maintenance front garden, drive, attached garage and enclosed rear garden. EPC RATING: B

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, glazed internal door to the lounge, access to the guest cloakroom/WC.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with central mixer tap and tiled splashback, concealed WC with dual flush and vanity area above, extractor fan, single radiator.

FRONT LOUNGE

13'6 x 11'2 (4.11m x 3.40m)

uPVC double glazed window to the front aspect, staircase to the first floor with understairs storage cupboard, single radiator, glazed internal door through to the kitchen/diner.

REAR KITCHEN/DINER

15'7 x 11'3 (4.75m x 3.43m)

Fitted with a modern range of units to base and wall level with chrome handles and contrasting work surfaces with matching splashback in an 'L' shaped layout 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 three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge and freezer, integrated dishwasher, recess for washing machine, uPVC double glazed French doors with matching side screens to the rear garden, inset spotlighting to the ceiling, single radiator.

FIRST FLOOR

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE

11'5 x 9'0 (3.48m x 2.74m)

'His & hers' single wardrobes, uPVC double glazed window to the rear aspect, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

8'0 x 3'10 (2.44m x 1.17m)

Fitted with a three piece suite comprising: double shower, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, extractor fan, single radiator.

BEDROOM TWO

10'2 x 8'4 (3.10m x 2.54m)

uPVC double glazed window to the front aspect, single radiator.

BEDROOM THREE

6'8 x 6'8 (2.03m x 2.03m)

uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM/WC

8'5 x 6'2 (2.57m x 1.88m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, extractor fan, single radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a driveway allowing useful off street parking in front of the garage. The enclosed rear garden incorporates lawn and decked areas with fenced boundaries.

ATTACHED GARAGE

17'4 x 8'7 (5.28m x 2.62m)

Up and over access door to the front (in need of attention), personal door from the rear garden, overhead storage, lighting and sockets.

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.

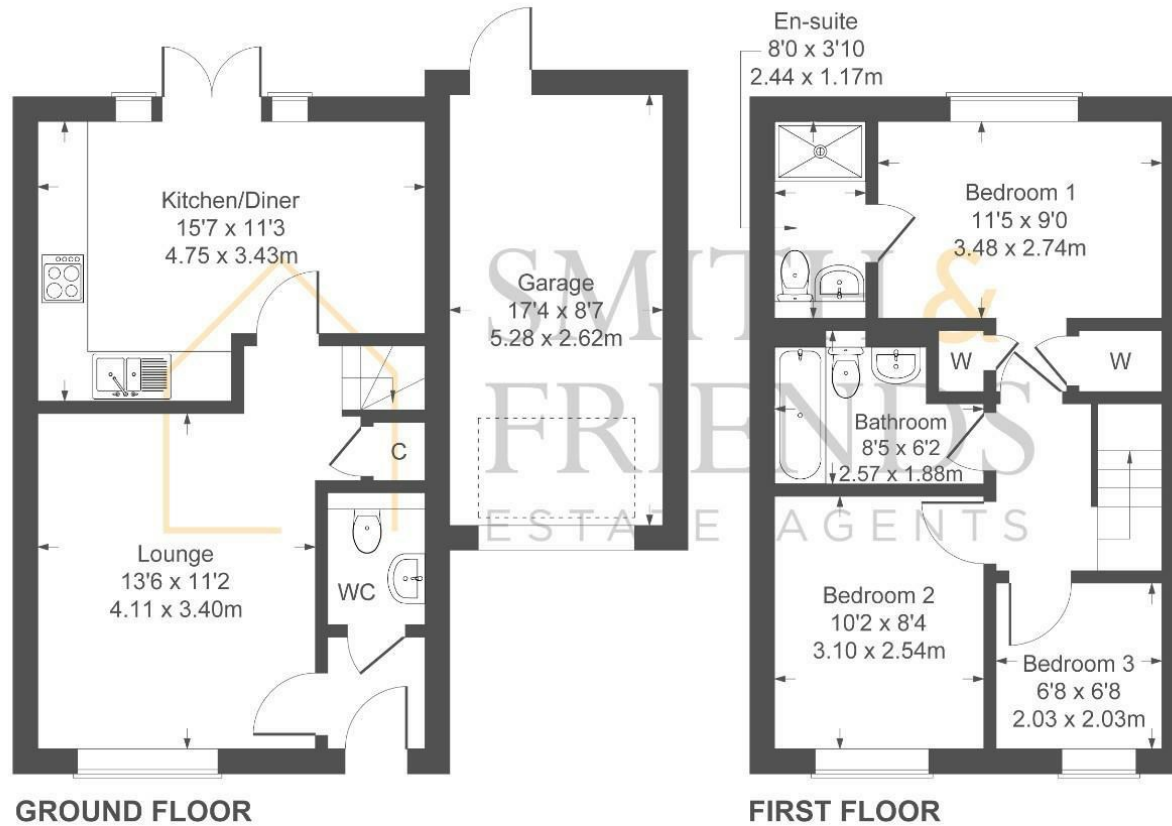




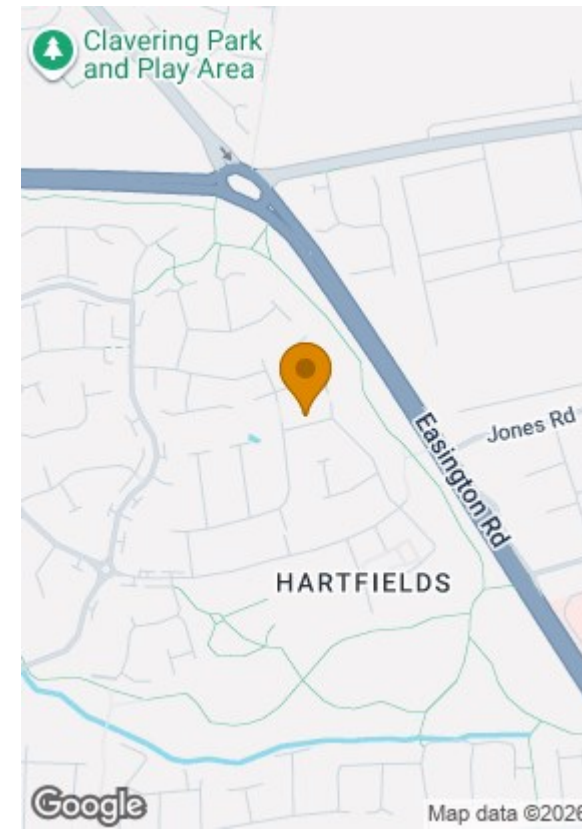


Cranesbill Avenue

Approximate Gross Internal Area
952 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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.

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