



**Swallow Close, Bishop Cuthbert, TS26 0SW**  
**3 Bed - House - Detached**  
**O.I.R.O £198,250**

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



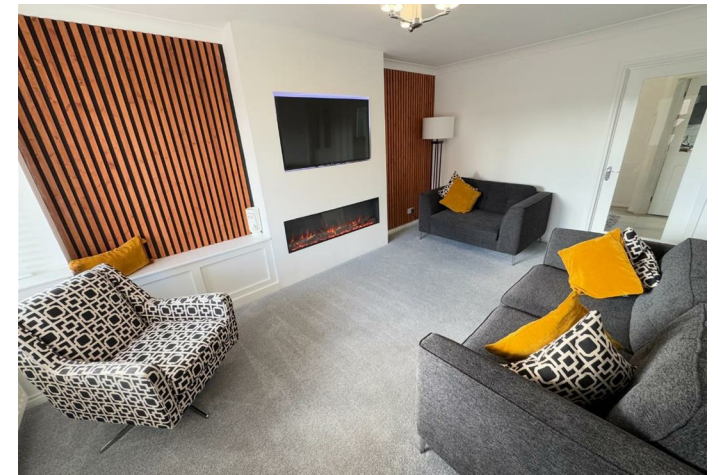
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ESTATE AGENTS



# Swallow Close

## Bishop Cuthbert Hartlepool TS26 0SW

**\*\* REDUCED \*\*** A beautifully presented THREE BEDROOM detached property occupying a pleasant position on Swallow Close in a popular part of Bishop Cuthbert. The home would make an ideal purchase for a first time buyer or young family, with modern accommodation that features recently installed uPVC double glazing and composite entrance door. The property is warmed by gas central heating and briefly comprises: entrance vestibule through to a good size lounge with feature wall, false chimney and inset remote controlled fire. The separate dining room incorporates French doors to the rear garden and access into a good size kitchen/breakfast room. To the first floor are three good size bedrooms, bedrooms one and three benefitting from built-in wardrobes, the master also benefitting from a useful en-suite shower room. A modern family bathroom completes the accommodation and features a three piece white suite and chrome fittings. Externally is a low maintenance front, with a double width block paved driveway allowing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a good degree of privacy with lawn and patio areas. Swallow Close is located off Goldfinch Road and backs onto Kingfisher Close. VIEWING RECOMMENDED.







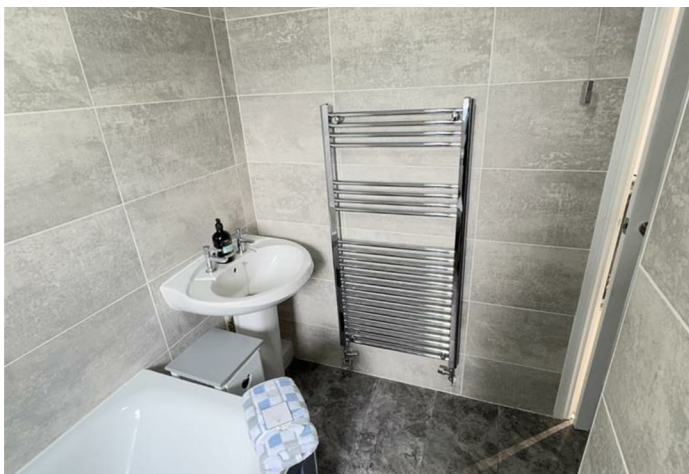












## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted carpet, single radiator, glazed internal door through to the lounge.

### FAMILY LOUNGE

10'9 x 16'5 (3.28m x 5.00m)

A good size lounge with uPVC double glazed bay window to the front aspect, feature wall with false chimney incorporating an inset remote controlled electric fire and television recess, fitted carpet, coving to ceiling, radiator to the bay.

### DINING ROOM

10'9 x 8'2 (3.28m x 2.49m)

Ideally situated off the kitchen, whilst incorporating modern laminate flooring, uPVC double glazed French doors to the rear garden, coving to ceiling, double radiator.

### KITCHEN/BREAKFAST ROOM

10'9 x 12'2 (3.28m x 3.71m)

Fitted with a range of units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, attractive cream 'brick' style tiling to splashback, integrated washing machine and dishwasher, recess for free standing fridge/freezer, small breakfast bar area with convector radiator below, glass fronted display cabinets above, integrated eye-level microwave, attractive tiled flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden.

### INNER STAIRS

Accessed via the lounge with a turned staircase leading to the first floor.

## FIRST FLOOR

### LANDING

Fitted carpet, access to three bedrooms and bathroom.

### BEDROOM ONE

9'2 x 11'2 (2.79m x 3.40m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, built-in wardrobes, fitted carpet, inset spotlighting to the ceiling, single radiator.

### EN-SUITE SHOWER ROOM/WC

5'2 x 5'3 (1.57m x 1.60m)

Fitted with a three piece suite comprising: corner shower cubicle with chrome shower and twin glass panelled sliding doors, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, double radiator.

### BEDROOM TWO

9'2 x 9'6 (2.79m x 2.90m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, hatch to loft space.

### BEDROOM THREE

9'11 x 7'11 (3.02m x 2.41m)

Currently used as a dressing room with mirror front sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

4'7 x 8'2 (1.40m x 2.49m)

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, attractive tiling to walls, contrasting tiled flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance part lawned front with a double width block paved driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden which enjoys a good degree of privacy backing on to Kingfisher Close with established border, lawn, patio area and fenced boundaries. A useful timber storage shed is included in the asking price.

### GARAGE

8'2 x 12'1 (2.49m x 3.68m)

Accessed via an up and over door to the front, lighting and power points.

### 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.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
926 ft<sup>2</sup>  
86 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

