Silverbirch Road, Bishop Cuthbert, TS26 0BA
5 Bed - House - Detached
Starting Bid £360,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: F

SMITH & FRIENDS
ESTATE AGENTS

Silverbirch Road
Bishop Cuthbert Hartlepool TS26 0BA

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £360,000 PLUS RESERVATION FEE **

An impressive detached property occupying a prominent position on Silverbirch Road, in a popular part part of the Bishop Cuthbert Estate. Built to the 'Blenheim 2' design with a spacious, well proportioned and versatile layout which incorporates FIVE BEDROOMS, three reception rooms and three bathrooms. An ideal purchase for functional family living, with a number of pleasing upgrades which include a modern refitted kitchen, bathroom and two en-suite shower rooms. Other pleasing features include gas central heating with Hive system, upgraded uPVC double glazing, alarm system, solar panels and Pod Point car charger.

Well presented throughout and briefly comprising to the ground floor: inviting entrance hall with stairs to the first floor, useful ground floor WC, pleasant family lounge with feature fire surround and French doors to the rear garden, separate dining room and study, modern kitchen/breakfast room and separate utility room with integral door to the garage. To the first floor are five large bedrooms, the master with 'his and hers' walk-in dressing room/wardrobe. The master bedroom and bedroom two further benefit from upgraded en-suites. The remaining bedrooms are served by the family bathroom which incorporates a four piece suite and chrome fittings.

Externally is a low maintenance front enclosed by wrought iron fencing, with an extensive block paved driveway and double garage. The landscaped rear garden includes a large storage shed and pergola with hot tub included. An enviable space for entertaining both family and friends. The double garage has twin remote controlled roller doors, personal door to a useful storage area and a further integral door from the utility. An internal viewing is essential to appreciate the combined space, finish, position and location on offer.

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

ENTRANCE HALL
9'5 x 15'3 (2.87m x 4.65m)
Accessed via double glazed composite entrance door, attractive tiled flooring, turned oak staircase to the first floor with spindles, newel post and fitted carpet, small under stairs storage cupboard, coving to ceiling, convector radiator, access to:

GUEST CLOAKROOM/WC
3'7 x 4'4 (1.09m x 1.32m)
Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with tiled back, attractive tiling to walls and flooring, wall mounted vanity mirror, uPVC double glazed frosted window to the side aspect, extractor fan, chrome heated towel radiator.

FAMILY LOUNGE
15'1 x 13'6 (4.60m x 4.11m)
A comfortable family lounge which enjoys a high degree of natural light with uPVC double glazed window, uPVC double glazed French doors to the garden, attractive oak flooring, coving to ceiling, feature fire surround with 'coal' effect electric fire, television point, convector radiator.

STUDY/OFFICE
7'4 x 11'3 (2.24m x 3.43m)
Offering a variety of uses with uPVC double glazed window, fitted carpet, coving to ceiling, wall mounted television point, convector radiator.

DINING ROOM
10'5 x 11'4 (3.18m x 3.45m)
Linking to the kitchen via double doors, uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

KITCHEN/BREAKFAST ROOM
18'1 x 8'8 (5.51m x 2.64m)
Refitted with a modern range of high gloss units to base and wall level in a dove grey finish with soft close feature and complementing quartz worktops with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring gas hob and extractor hood over, all finished in brushed stainless steel, integrated fridge and freezer, integrated dishwasher, down lighting to eye-level units, inset spotlighting to ceiling, attractive tiled flooring, breakfast bar area with convector radiator below, uPVC double glazed window, uPVC double glazed French doors to the rear garden.

UTILITY ROOM
5'8 x 8'9 (1.73m x 2.67m)
Matching units and worktops with an inset single drainer stainless steel sink unit and mixer tap, recess with plumbing for washing machine, recess for tumble dryer, uPVC double glazed window, matching tiled flooring, convector radiator, integral door to the double garage.

FIRST FLOOR

LANDING
A spacious gallery style landing with uPVC double glazed window, fitted carpet, built-in storage cupboard, coving to ceiling, convector radiator.

BEDROOM ONE
10'4 x 14'4 (3.15m x 4.37m)
Accessed via a long corridor style entrance with walk-in wardrobe and walk-in dressing room; uPVC double glazed 'dormer' style window, additional double glazed 'Velux' style window, fitted carpet, hatch to roof void, wall mounted television point, convector radiator.

DRESSING ROOM
6'6 x 7'9 (1.98m x 2.36m)
The dressing room features hanging rails, shelving, drawers and dressing table with a further set of drawers, uPVC double glazed frosted window, inset spotlighting, convector radiator.

WALK-IN WARDROBE
6' x 4'8 (1.83m x 1.42m)
The walk-in wardrobe incorporates fitted hanging rails, shelving and drawers, with a convector radiator and inset spotlighting to the ceiling.

EN-SUITE SHOWER ROOM/WC
8'1 x 6'9 (2.46m x 2.06m)
Refitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, overhead shower and separate attachment, recessed vanity area, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, inset spotlighting and extractor to ceiling, uPVC double glazed frosted window, chrome heated towel radiator.

BEDROOM TWO
15'2 x 10'3 (4.62m x 3.12m)
A good size second bedroom with uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC
10'8 x 5' (3.25m x 1.52m)
Refitted with a modern three piece suite and chrome fittings comprising: deep shower cubicle with chrome frame, glass panelled door and chrome overhead shower with separate attachment, recessed vanity area, inset wash hand basin with mixer tap and white gloss vanity drawers below, close coupled WC, attractive tiling to walls and flooring, uPVC double glazed frosted window, inset spotlighting and extractor to ceiling, chrome heated towel radiator.

BEDROOM THREE
10'7 x 11'5 (3.23m x 3.48m)
uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FOUR
8'1 x 9'11 (2.46m x 3.02m)
uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FIVE
9'2 x 8'11 (2.79m x 2.72m)
uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC
9'7 x 5'7 (2.92m x 1.70m)
Fitted with a modern four piece suite and chrome fittings comprising: 'Jacuzzi' style bath with mixer tap, corner shower cubicle with chrome frame, overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity drawers below, close coupled WC, attractive tiling to walls and flooring, inset spotlighting and extractor to ceiling, uPVC double glazed frosted window, chrome heated towel radiator.

EXTERNALLY
The property features a low maintenance front garden enclosed wrought iron railings with matching gate, whilst an extensive block paved driveway provides off street parking. An area to the side provides useful storage. The generous landscaped rear garden offers a large patio area, additional wrought iron fencing with gate to a lawned garden with large storage shed, pergola and hot tub included. A great place for entertaining family and friends.

DOUBLE GARAGE
17'6 x 18'10 (5.33m x 5.74m)
Accessed via twin remote controlled roller doors, integral door from the utility, double glazed composite personal door to the side, lighting, power points, uPVC double glazed window.

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(1)

2070 ft²

192.2 m²

Reduced headroom

19 ft²

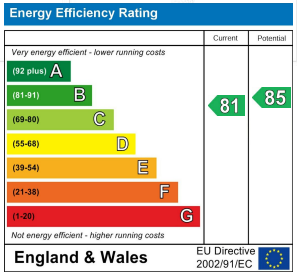
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



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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