



**\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** An impressive three bedroom detached house with gas central heating, uPVC double glazing and a burglar alarm system. Briefly comprising: hall, lounge, dining room, well equipped fitted kitchen/diner including built-in oven, hob and extractor, utility room and a cloakroom/WC. To the first floor are three bedrooms, with fitted double wardrobe and en-suite shower room to the master bedroom, and a modern bathroom/WC. Externally are gardens to front and rear. The front garden is part paved to provide off street parking and leads to an integral garage. The rear garden is part lawned with paved patio areas and enjoys a good degree of privacy. Fitted carpets and flooring are included in the asking price. The property was built by Bellway Homes to the 'Montague' design and occupies a pleasant corner position within the popular Bishop Cuthbert development. The home offers deceptively spacious living accommodation, ideal for family requirements.

**Goldcrest Close, Hartlepool, TS26 0RY**

**3 Bed - House - Detached**

**Asking Price £200,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Goldcrest Close, Hartlepool, TS26 0RY



## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed glass panelled door, storage cupboard, radiator, staircase to first floor landing.

### LOUNGE

**16'5 x 11'9 (5.00m x 3.58m)**

uPVC double glazed window to front, radiator, archway through to the dining area.

### DINING ROOM

**9'1 x 8'3 (2.77m x 2.51m)**

uPVC double glazed sliding patio doors opening onto the rear patio, radiator.

### KITCHEN

**9'5 x 9'2 (2.87m x 2.79m)**

Fitted with a range of wall, base and drawer units with contrasting work surfaces, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven, space for fridge, large understairs storage cupboard, uPVC double glazed window.

### UTILITY

**6'2 x 5'4 (1.88m x 1.63m)**

Wall units, worktop, plumbing for washing machine and dryer, uPVC double glazed glass panelled door opening onto the rear garden.

### DOWNSTAIRS TOILET

White and chrome suite with low level WC, wash hand basin, radiator.

## FIRST FLOOR

### BEDROOM 1

**11'7 x 11'5 (3.53m x 3.48m)**

uPVC double glazed window to rear, built-in wardrobes, radiator.

### EN-SUITE SHOWER ROOM/WC

White and chrome suite with walk-in shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

### BEDROOM 2

**12'1 x 8'4 (3.68m x 2.54m)**

uPVC double glazed window to front, built-in storage, radiator.

### BEDROOM 3

**11'9 x 9'3 (3.58m x 2.82m)**

uPVC double glazed window to front, built-in storage, radiator.

### FAMILY BATHROOM/WC

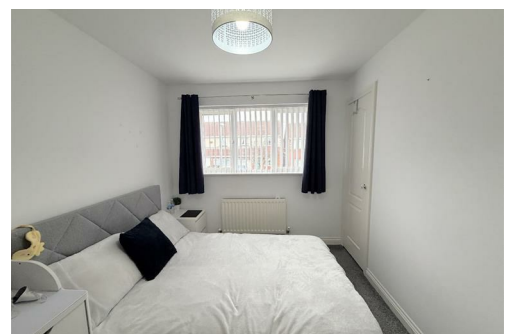
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

### EXTERNALLY

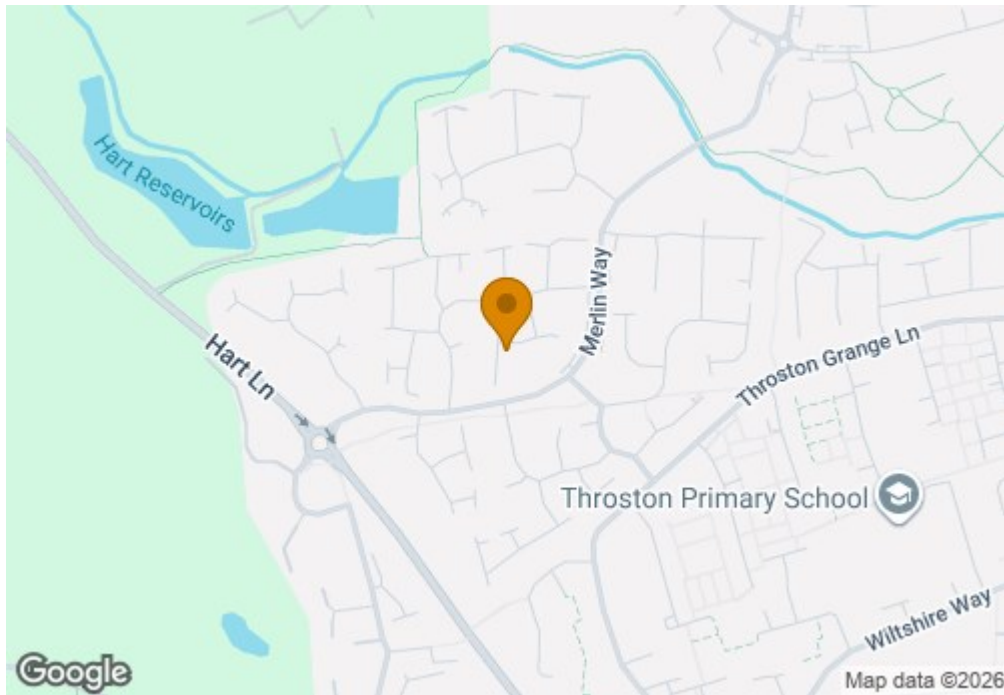
The front garden is part paved to provide off street parking and leads to an INTEGRAL GARAGE (with electric car charging points). The rear garden is part lawned, with paved patio areas and enjoys a good degree of privacy.

### 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.

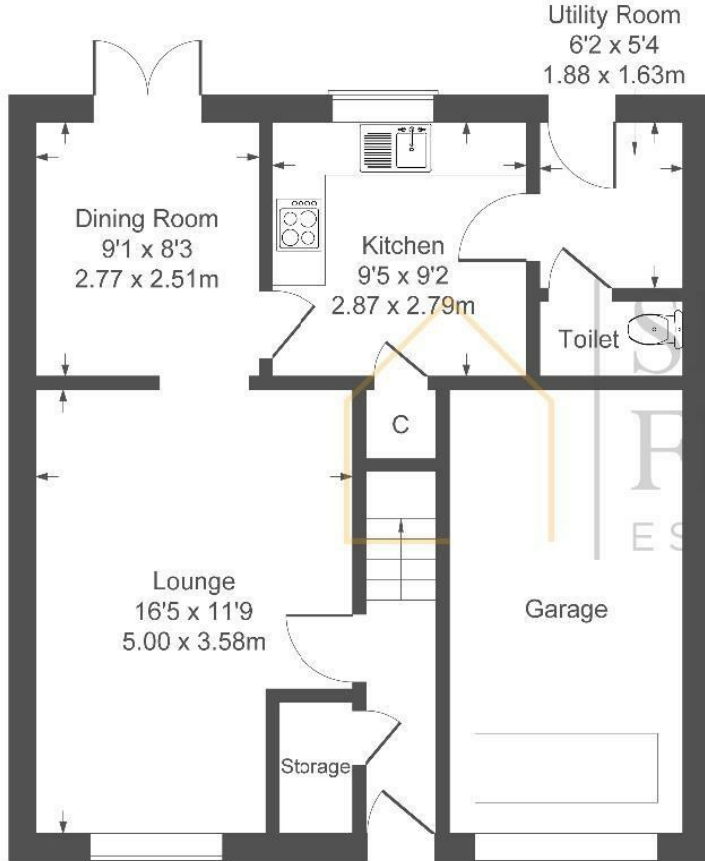


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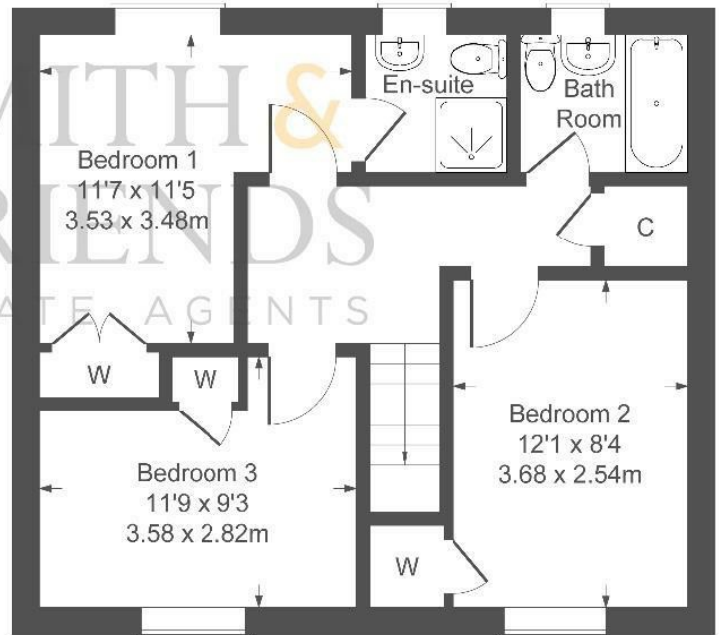


# Goldcrest Close

Approximate Gross Internal Area  
 1140 sq ft - 106 sq m  
 (Including Garage)



GROUND FLOOR



FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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