



Celandine Gardens, Bishop Cuthbert, TS26 0ZJ
3 Bed - House - Semi-Detached
£142,950

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Celandine Gardens

Bishop Cuthbert, TS26 0ZJ

A modern semi detached property offering accommodation spread over three floors with three good sized bedrooms. The property occupies a pleasant position on Celandine Gardens in a popular part of the Bishop Cuthbert estate. Built by Persimmon Homes, the property would make an ideal purchase for a young family or first time buyer. The home benefits from a double driveway to the front, southerly aspect rear garden, gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a pleasant lounge, with the inner hall giving access to a useful ground floor cloakroom/WC, the full width kitchen/dining room incorporates modern units to base and wall level with a range of built-in appliances and uPVC double glazed French doors to the rear garden. To the first floor are two bedrooms and the family bathroom/WC. To the second floor landing is the master bedroom which is served by a large en suite shower room/dressing room. Externally is a low maintenance part pebbled front, double width driveway and southerly aspect rear garden which should prove to be a suntrap in the summer months.





ENTRANCE VESTIBULE

Accessed via double glazed entrance door, fitted carpet, single radiator, access to:

LOUNGE 14'9 x 11'10 (4.50m x 3.61m)

A pleasant family lounge with uPVC double glazed window to the front aspect, fitted carpet, useful under stairs storage cupboard, television point, double radiator.

INNER HALLWAY

Staircase to the first floor, fitted carpet, access to ground floor cloakroom/WC and kitchen/dining room.

CLOAKROOM/WC

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

KITCHEN/DINING ROOM 11'10 x 8'11 (3.61m x 2.72m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel rod handles and contrasting roll-top 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, clear glass splashback, integrated fridge/freezer, recess with plumbing for washing machine, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, vinyl flooring, uPVC double glazed French doors to the rear garden, double radiator.



FIRST FLOOR: LANDING

Stairs leading to the second floor, single radiator, access to bedrooms two and three, plus the family bathroom.

BEDROOM 2 11'10 x 10'6 (3.61m x 3.20m)

Enjoying a good degree of natural light with two uPVC double glazed windows to the front aspect, fitted carpet, radiator with cover included.

BEDROOM 3 11'10 x 8'11 (3.61m x 2.72m)

Currently used as a home office with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM/WC 7'11 x 5'7 (2.41m x 1.70m)

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

SECOND FLOOR: LANDING

Useful storage cupboard, access to master bedroom.

BEDROOM 1 17'4 x 8'6 (5.28m x 2.59m)

uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, television point, double radiator, hatch to roof space, access to:

EN SUITE SHOWER ROOM/WC 10'10 x 5'2 (3.30m x 1.57m)

Fitted with a modern three piece suite comprising: corner shower cubicle, pedestal wash hand basin with chrome dual taps and 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, fitted extractor fan, double radiator.

OUTSIDE

The property features a low maintenance, part pebbled front garden with a double width paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which enjoys a southerly aspect and should prove to be a suntrap in the summer months. The rear garden incorporates lawn and patio areas, with fenced boundaries and a useful timber storage shed.



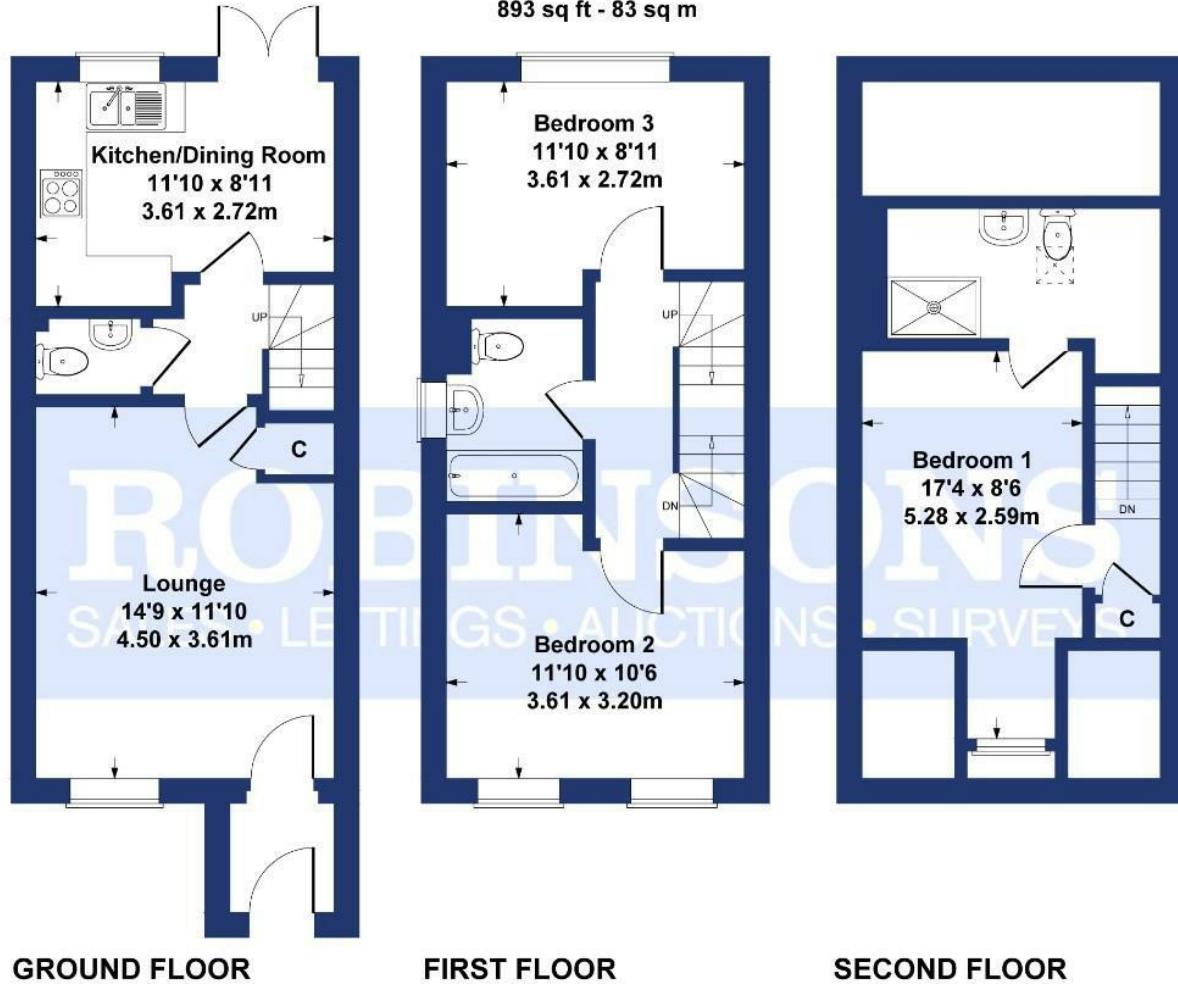






Celandine Gardens

Approximate Gross Internal Area
893 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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	



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk

