



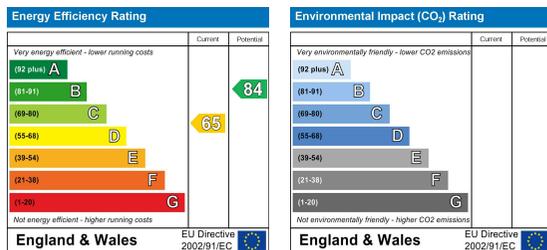
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FOR SALE

Moorhen Road, Bishop Cuthbert, TS26 0SY
3 Bed - House - Semi-Detached
£139,950

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Moorhen Road Bishop Cuthbert, TS26 0SY

*** WAS £145,000 *** IDEAL FIRST TIME PURCHASE *** An EXTENDED three bedroom semi-detached property with separate garage and driveway. The home would suit a variety of buyers including first time buyers, young families and investors, with a layout enhanced by a garden room extension to the rear. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC, the lounge includes a feature fire surround and electric fire, whilst leading through to the a separate dining room which links to the kitchen and garden room. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor with space for further free standing appliances. The garden room incorporates French doors to the rear garden. To the first floor are three bedrooms, with built-in double wardrobes to bedrooms one and two, they are served by the family bathroom which features a modern three piece white suite and chrome fittings. Externally is a low maintenance front garden, spacious rear garden, separate garage and driveway for two/three cars. Moorhen Road is located in a popular part of Bishop Cuthbert close to amenities, whilst offering quick commuting to and from the surrounding areas.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, stairs to the first floor, access to lounge and ground floor cloakroom/WC.

CLOAKROOM/WC

Fitted with a two piece suite comprising: pedestal wash hand basin and low level WC.

LOUNGE 13'10 x 12'6 (4.22m x 3.81m)

A pleasant family lounge with uPVC double glazed window to the front aspect, feature fire surround with electric fire, useful under stairs storage cupboard, door to dining room.

DINING ROOM 9'10 x 7'4 (3.00m x 2.24m)

Ideally situated off the kitchen whilst incorporating French doors to the garden room extension.

KITCHEN 9'10 x 8'2 (3.00m x 2.49m)

Fitted with a range of units to base and wall level with built-in oven, hob and extractor, further space for free standing appliances including recess with plumbing for washing machine and recess for free standing fridge/freezer, double glazed side access door.

GARDEN ROOM EXTENSION 14'11 x 8'11 (4.55m x 2.72m)

A generous garden room offering use as an additional sitting room, whilst incorporating uPVC double glazed French doors to the rear garden.



FIRST FLOOR

LANDING

Hatch to loft space, uPVC double glazed window to the side aspect.

BEDROOM 1 11'8 x 9' (3.56m x 2.74m)

A good sized master bedroom with built-in double wardrobe, uPVC double glazed window to the front aspect.

BEDROOM 2 10'4 x 9' (3.15m x 2.74m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden.

BEDROOM 3 7'11 x 6'7 (2.41m x 2.01m)

uPVC double glazed window to the front aspect.

BATHROOM/WC 7'1 x 6'8 (2.16m x 2.03m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



OUTSIDE

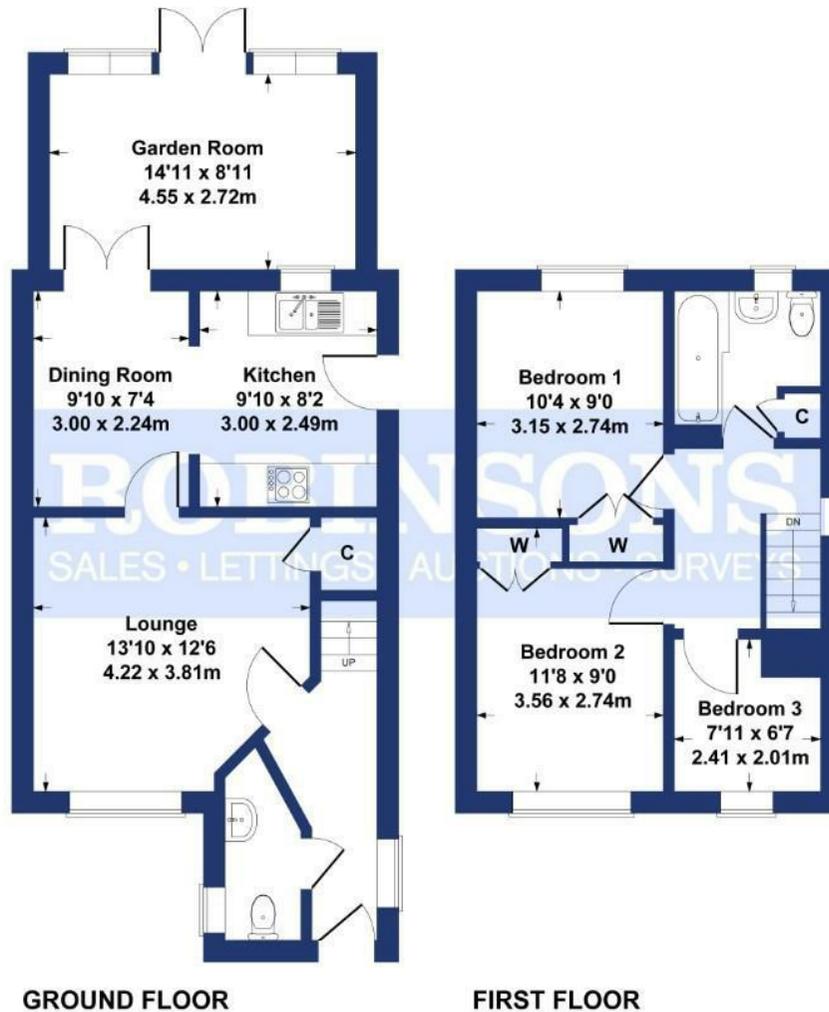
The property features a low maintenance front garden, with a generous enclosed rear garden and separate garage with block paved driveway in front providing off street parking for two/three cars.

GARAGE

Located separate to the property with driveway in front.

Moorhen Road

Approximate Gross Internal Area
910 sq ft - 85 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. 2020



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



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

