

GOOSEBERRY CLOSE, BISHOP CUTHBERT, HARTLEPOOL, TS26 0FH



- ▲ Three Bedroom Semi-Detached House
- ▲ A Modern Home Built by Persimmon to their 'Rufford' Designed
- ▲ Cul-De-Sac Position in
- ▲ Two Bathrooms
- ▲ Modern Kitchen/Diner with High Gloss Units
- ▲ Southerly Facing Rear Garden
- ▲ Fantastic Outside Living Space
- ▲ Integrated Garage

£162,500

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Set in a cul-de-sac position on the popular estate of Bishop Cuthbert is this excellently presented three bedroom semi detached. Built by Persimmon Homes 'The Rufford' design has modern living in mind with two bathrooms, integrated garage and modern kitchen diner.

Most fortunately the home sits on the correct side of the road meaning it has a sunny (when out) southerly facing aspect and the current owners have landscaped the garden to create a fantastic outside living space.

The property comprises, entrance lobby, lounge, inter hall with cloakroom W/C and kitchen/diner with a range of modern units. The first floor has three good size bedrooms and two modern bath/shower rooms.

Other features include gas central heating with combi boiler, UPVC double glazing, composite front door and driveway leading to the integrated garage.

GROUND FLOOR:

ENTRANCE LOBBY - Entered by a composite door. Alarm system control and radiator.

LOUNGE - 3m x 4.9m (9'10" x 16'1")
Radiator.

INNER HALL - With access into the integrated garage. Stairs to first floor.

DOWNSTAIRS W.C. - Fitted with a white two-piece suite with wash handbasin and tiled splashback and w.c., radiator, tiled effect vinyl flooring and electric extractor fan.

KITCHEN/DINER - 5.74m x 2.2m (18'10" x 7'3")
Fitted with a range of modern white high gloss floor, wall and drawer units with complimentary marble effect worksurface, four ring gas hob with Subway tiled splash back and brush steel extractor fan over and integrated electric over under, plumbing for a washer and dishwasher, integrated fridge freezer, sink with mixer tap and drainer. Wood effect laminate floor, radiator and UPVC door with Perfect Fit blinds leading into the Southerly facing garden.

FIRST FLOOR

LANDING - Access into the loft and large storage cupboard.

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BEDROOM 1 - 4.23m x 2.94m (max) (13'11" x 9'8" (max))

Radiator.

EN SUITE - Fitted with a white three-piece suite with door shower cubicle with glass sliding door and Mira electric shower, wash handbasin, w.c., radiator, wood effect vinyl flooring, half tiled walls and electric extractor fan.

BEDROOM 2 - 3.43m x 2.66m (11'3" x 8'9")

Radiator.

BEDROOM 3 - 2.95m x 2.4m (9'8" x 7'10")

Radiator.

BATHROOM - Fitted with a white three-piece suite with panel bath with mixer tap over, wash handbasin, w.c., radiator, half tiled walls, wood grain effect vinyl flooring and electric extractor fan.

EXTERNALLY

To the front there is Indian flag stone pathway to the front door with Astro turf front lawn and side 6ft. gate access leading to the Southerly facing rear garden with large Indian flagged stone patio area, Astro turf lawn, raised sleeper bed borders with mature flower and bush borders.

INTEGRATED GARAGE - 2.85m x 4.7m (9'4" x 15'5")

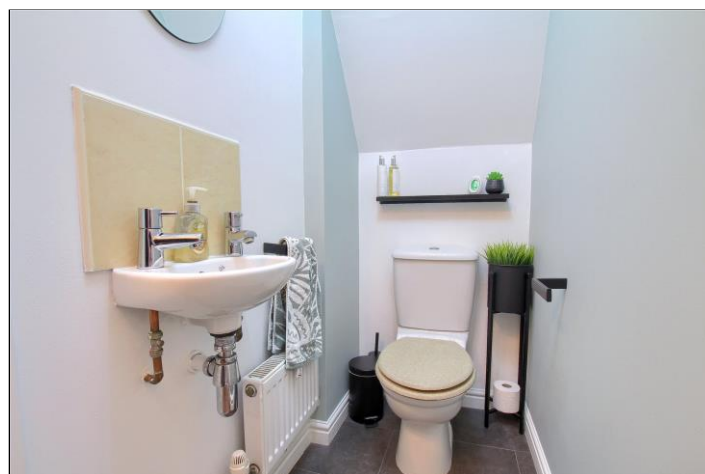
Tarmac driveway for several cars leads up to the Integrated garage with up and over door, power supply and lights and integrated access.

AGENTS REF: - MH/GD/BIL230534/05012024

Council Tax Band: C **Tenure:** Freehold

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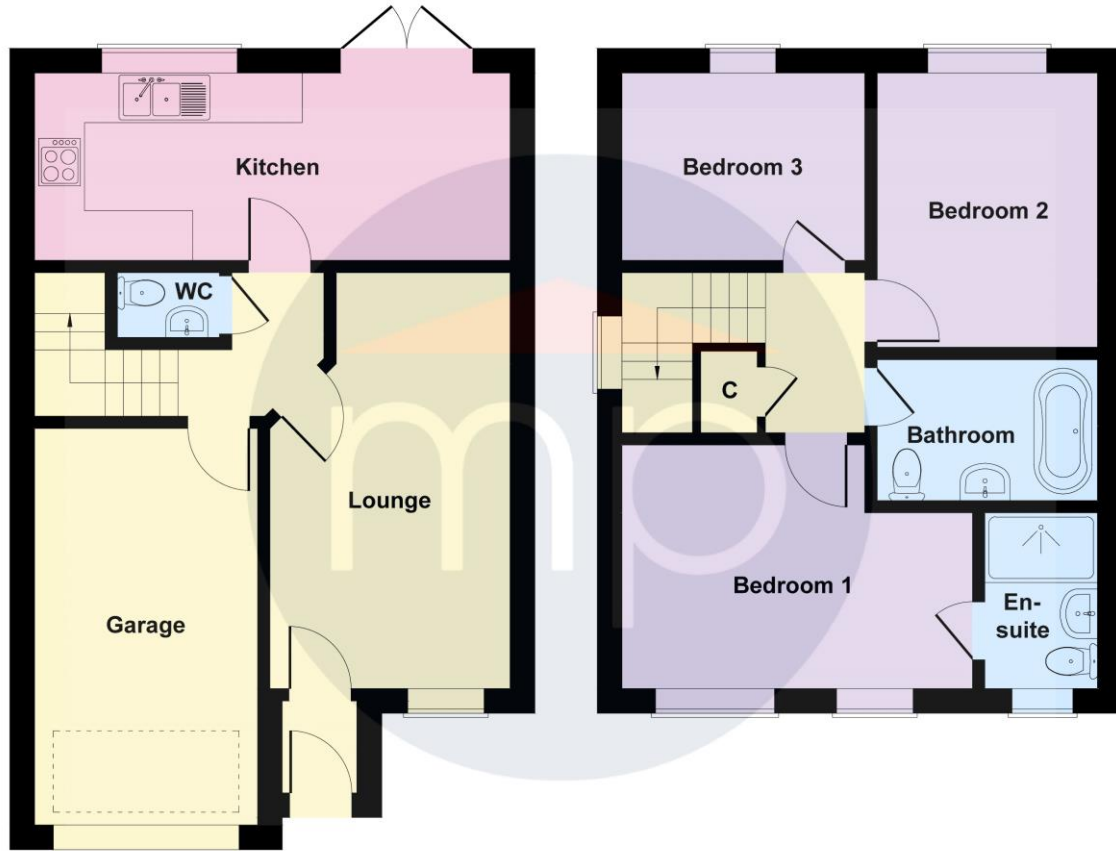
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Gooseberry Close

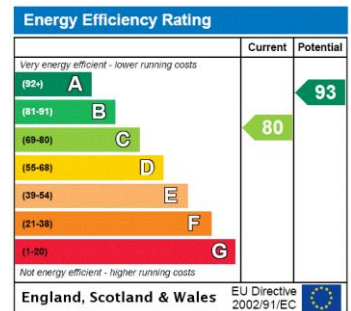


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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