



**Benmore Road, TS25 3DF**  
**2 Bed - House - Mid Terrace**  
**£105,000**

**Council Tax Band: A**  
**EPC Rating:**  
**Tenure: Freehold**



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## Benmore Road, TS25 3DF

**\*\* SOUGHT AFTER LOCATION - WOULD MAKE AN IDEAL FIRST PURCHASE \*\*** An impressive two bedroom mid terraced house. Features include gas central heating via a combination boiler and has uPVC double glazing. This good size property will appeal to a wide variety of prospective buyers and would make an ideal first purchase which briefly comprises: entrance vestibule with staircase to the first floor, pleasant dual aspect lounge with 'modern' style fire surround and inset living flame gas fire, kitchen/breakfast room which is well fitted with 'high gloss' style units, with French doors opening onto the rear garden. Located to the first floor are two double bedrooms, staircase to a fully boarded attic and a modern white and chrome family bathroom. Externally, the front garden has been block paved and provides off street parking for two cars. The enclosed rear garden is laid to lawn with a paved patio area. Benmore Road is located in the highly sought after Rossmere area of Hartlepool which has excellent local shopping facilities close by, with Rossmere Park being within easy strolling distance.

### GROUND FLOOR

#### ENTRANCE

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

#### LOUNGE

Dual aspect with uPVC double glazed window to front and uPVC double glazed French doors opening onto the rear garden, two radiators and living flame gas fire with modern surround.

#### BREAKFAST KITCHEN

Fitted with a range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, free standing gas cooker, plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden.

### FIRST FLOOR

#### LANDING

uPVC double glazed window and staircase to loft (loft is fully boarded with Velux window).

#### BEDROOM 1

uPVC double glazed window, radiator.

#### BEDROOM 2

uPVC double glazed window, radiator.

#### FAMILY BATHROOM/WC

Modern white and chrome suite with panelled bath, shower over,

pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator, two uPVC double glazed windows.

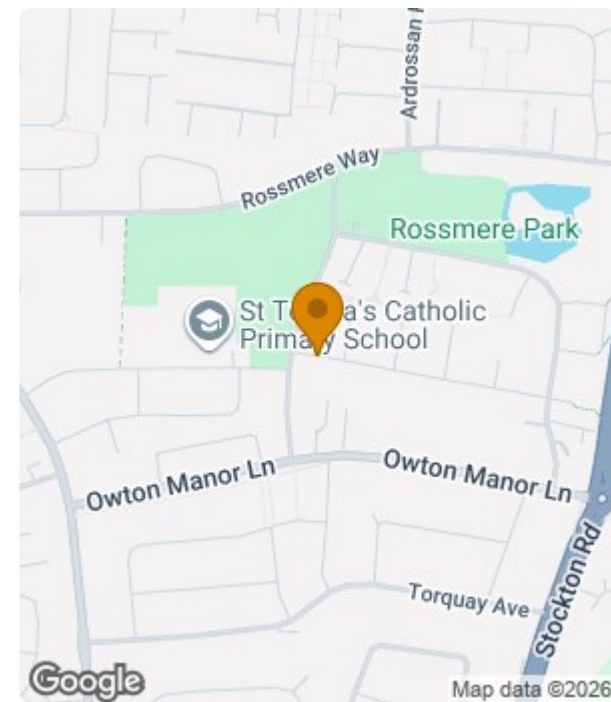
#### EXTERNALLY

The front garden has been block paved and provides off street parking for two cars. The enclosed rear garden is laid to lawn with a paved patio area.

#### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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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