



Caithness Road, Rossmere, TS25 3AL
3 Bed - House - Semi-Detached
Chain Free £132,500

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Having undergone a comprehensive refurbishment this stunning three bedroom semi detached property comes with viewing strongly recommended. Offering a spacious and versatile layout with a contemporary finish this property will certainly appeal to a variety of potential buyers. Positioned on a generous corner plot within this popular area of Hartlepool close to local schools and amenities.

The accommodation comprises of: entrance hall, lounge and dining area opening into the modern fitted kitchen with useful utility. To the first floor there are three good sized bedrooms and a stunning four piece family bathroom.

Externally: positioned on a generous corner plot with lawned gardens to front, rear and side.





GROUND FLOOR

ENTRANCE HALL

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

LOUNGE AREA

12'7 x 11'5 (3.84m x 3.48m)

uPVC double glazed window to front aspect, living flame 'pebble' effect electric fire with surround, radiator, opening into dining area.

DINING AREA

11'7 x 7'10 (3.53m x 2.39m)

uPVC double glazed French doors opening onto the rear garden, radiator, opening into kitchen.

KITCHEN

12'10 x 13'4 (3.91m x 4.06m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring electric hob with extractor and fan assisted oven, space and plumbing for washing machine and fridge/freezer, uPVC double glazed window, large storage cupboard.

UTILITY

Worktop, uPVC double glazed window to side aspect, radiator.

FIRST FLOOR: LANDING

BEDROOM 1

12'7 x 11' (3.84m x 3.35m)

Two uPVC double glazed windows to front aspect, radiator, built-in storage cupboard.

BEDROOM 2

12'1 x 12' max dimensions (3.68m x 3.66m max dimensions)

uPVC double glazed windows to front and side aspects, radiator.

BEDROOM 3

9'6 x 8'4 (2.90m x 2.54m)

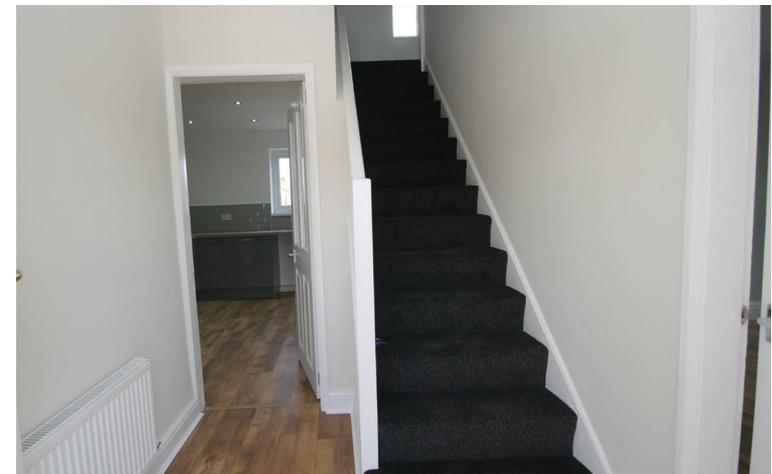
uPVC double glazed window to rear aspect, radiator.

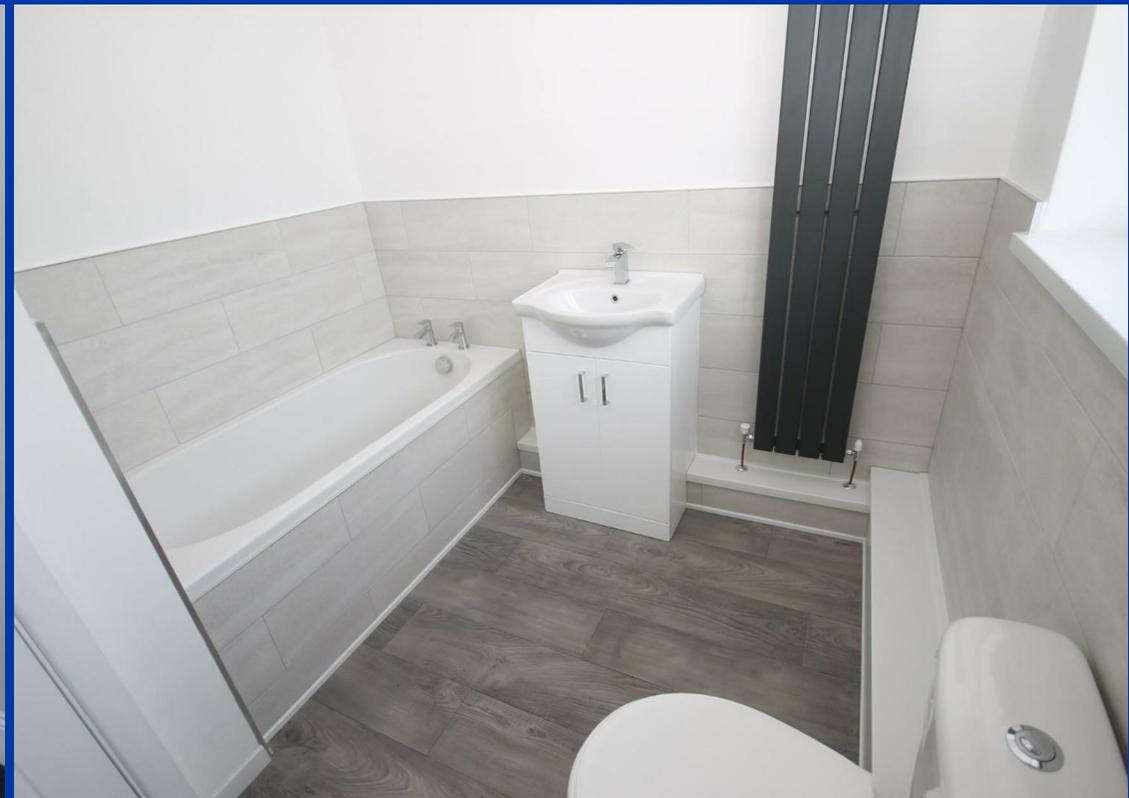
FAMILY BATHROOM/WC

Fitted with a stunning four piece suite comprising: panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, co-ordinated tiled walls, radiator.

EXTERNALLY

The front and side gardens are predominantly laid to lawn, with the enclosed rear garden also being laid to lawn with a stoned patio area.





Caithness Road

Approximate Gross Internal Area
1006 sq ft - 93 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	82
England & Wales		EU Directive 2002/91/EC	

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.

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