



Argyll Road, Rossmere, Hartlepool, TS25 5HJ
3 Bed - House - End Terrace
£130,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Argyll Road, Rossmere, TS25 5HJ

Smith and Friends are delighted to offer FOR SALE this well presented and much improved THREE BEDROOM end terraced property offering EXTENDED ACCOMMODATION with two reception rooms and a generous kitchen/diner. Located in the popular Rossmere area of Hartlepool, close to Rossmere Park and St Teresa's Primary School. An ideal purchase for a first time buyer or growing family, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a useful utility room/ground floor shower room, lounge with access into the second reception room and through to the extended kitchen/diner. To the first floor are three good size bedrooms and the family bathroom. Externally the property benefits from off street parking to the front, with a generous enclosed rear garden. Argyll Road is located off Ardrossan Road, with easy access to Brierton Lane.

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door to the side, tiled flooring, turned staircase to the first floor with stained glass double glazed window to the side, under stairs storage area, access to:

UTILITY/GROUND FLOOR SHOWER ROOM

10' into shower x 6'

Walk-in shower area with electric shower, wall mounted wash hand basin with dual taps, tiling to walls and flooring, double glazed windows to the side and rear aspects, gas central heating boiler, access to WC.

WC

Fitted with a wall mounted WC, matching tiling to walls and flooring.

LOUNGE

13'4 x 11'4

uPVC double glazed window to the front aspect, feature fire surround, double radiator, access to:

SECOND RECEPTION ROOM

10'2 x 9'

uPVC double glazed door to the front aspect, door into the kitchen, double radiator.

KITCHEN/DINER

15' x 11'10

Fitted with a range of units to base and wall level with tiled worktops and a mixture of tiling and panelling to splashback areas, inset double drainer stainless steel sink, space for free standing appliances, eye-level electric oven, built-in storage cupboard with overhead storage space, tiled flooring, double glazed window to the rear aspect, uPVC double glazed door to the rear, double radiator.

FIRST FLOOR; LANDING

Built-in storage cupboard, double glazed window to the side aspect, hatch to loft space.

BEDROOM ONE

13'10 x 10'

Double glazed window overlooking the rear garden, double radiator.

BEDROOM TWO

11' x 10'2

uPVC double glazed window to the front aspect, double radiator.

BEDROOM THREE

9'1 x 8'1

Double glazed window to the side aspect, single radiator.

FAMILY BATHROOM/WC

8' x 5'

Incorporating a three piece suite comprising: bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, low level WC, tiling to walls, double glazed window to the rear aspect, additional glazed window to the rear aspect, double radiator.

EXTERNALLY

The property benefits from gardens to the front and rear, the front being part paved to allow useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which is generous in size.

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.

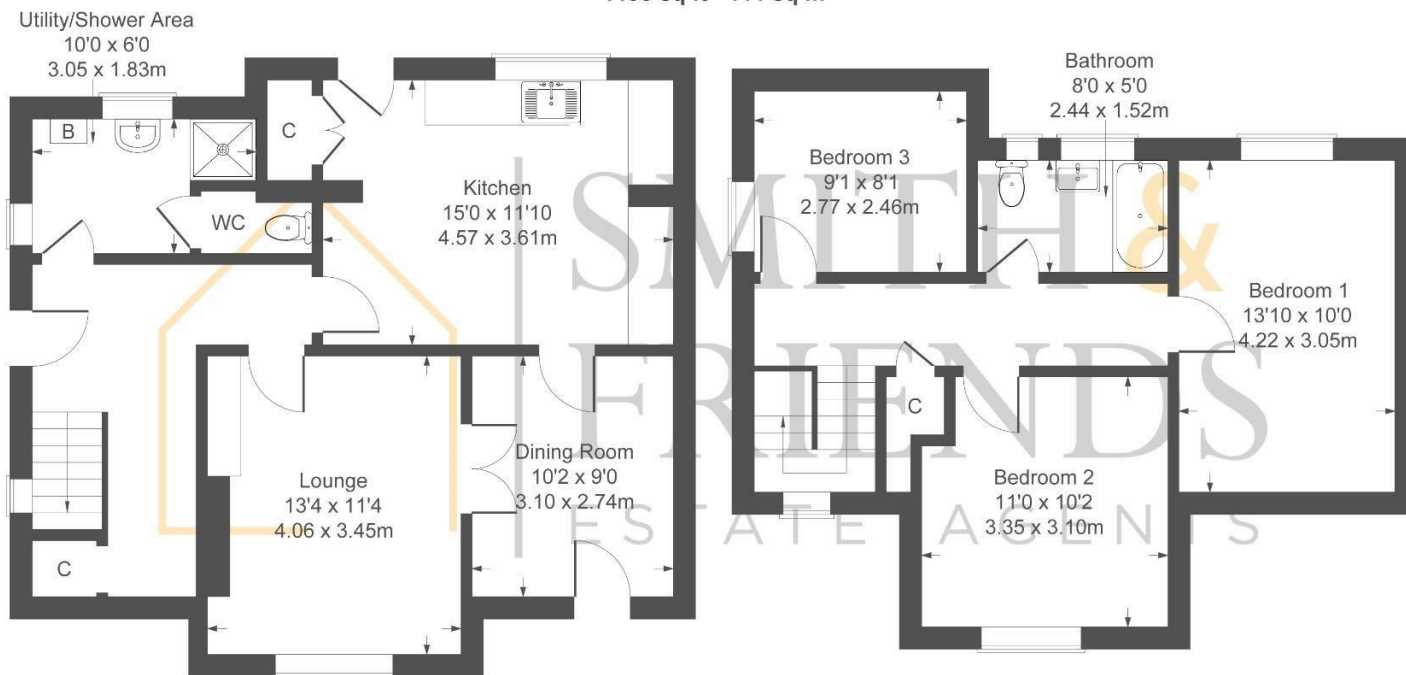






Argyll Road

Approximate Gross Internal Area
1193 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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