

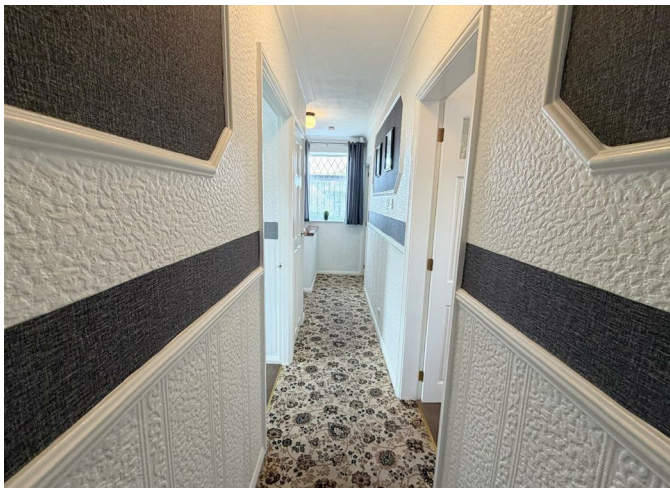


Brechin Grove, Rossmere, TS25 3DD
3 Bed - House - End Terrace
Chain Free £140,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Brechin Grove, Rossmere, TS25 3DD

Nicely positioned at the head of a small cul-de-sac, this truly immaculate and tastefully improved property comes with viewing strongly recommended. Being deceptively spacious, this property will certainly appeal a variety of potential buyers. Briefly comprising of: entrance porch, hallway, lounge, 'L' shaped dining kitchen and utility. To the first floor are three bedrooms (all with fitted wardrobes) and the family bathroom. Externally, the immaculate rear garden is mainly laid to lawn with well stocked borders, a sunny paved patio area and gated access. The enclosed front garden is laid to lawn with a driveway.

GROUND FLOOR

ENTRANCE PORCH

11'3 x 5' (3.43m x 1.52m)

uPVC double glazed glass panelled entrance door, uPVC double glazed door opening onto the rear garden, radiator, door into the hallway.

HALLWAY

3' x 12'6 (0.91m x 3.81m)

Return staircase to first floor landing, uPVC double glazed window, understairs storage, radiator.

UTILITY

6'6 x 9'7 (1.98m x 2.92m)

Fitted with a range of base units with matching worktops, inset sink and drainer, plumbing for washing machine and dryer, space for fridge and freezer, two uPVC double glazed windows to rear.

'L' SHAPED DINING KITCHEN

16'2 x 9'9 (4.93m x 2.97m)

KITCHEN AREA

Fitted with a comprehensive range of wall, base and drawer units with matching worktops. inset sink and drainer, four ring gas hob with illuminating extractor and double oven, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

DINING AREA

uPVC double glazed window to front aspect, radiator, glass panelled door opening into the lounge.

LOUNGE

13' x 11'10 (3.96m x 3.61m)

uPVC double glazed window to front aspect, living flame 'coal' effect electric fire with surround, radiator.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access.

BEDROOM (side facing)

5'2 x 9'7 (1.57m x 2.92m)

uPVC double glazed window to side, built-in wardrobes, radiator.

FAMILY BATHROOM/WC

5'8 x 8' (1.73m x 2.44m)

White and chrome suite comprising: panelled bath with mixer shower fitting, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window to rear, radiator.

BEDROOM (front facing)

9'11 x 10'1 (3.02m x 3.07m)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM (rear facing)

10'5 x 10'2 (3.18m x 3.10m)

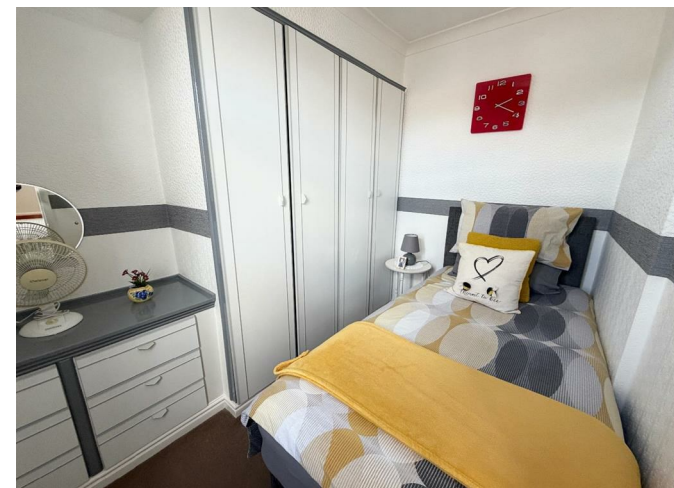
uPVC double glazed window, built-in wardrobes, radiator.

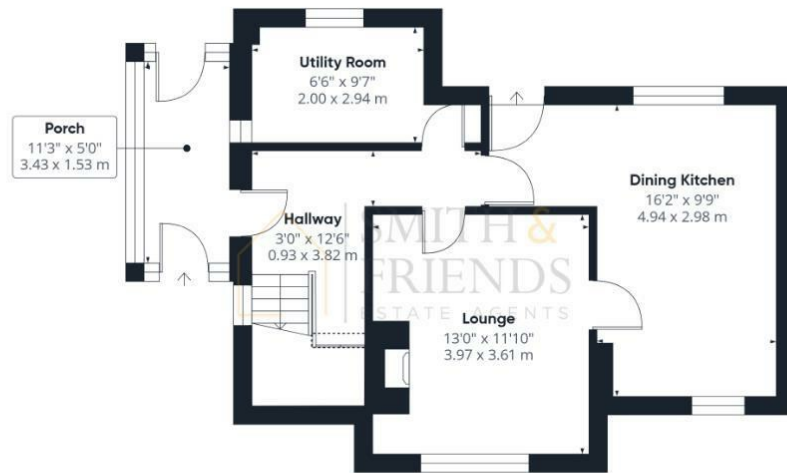
EXTERNALLY

The immaculate rear garden is mainly laid to lawn with well stocked borders, a sunny paved patio area and gated access. The enclosed front garden is laid to lawn with a driveway.

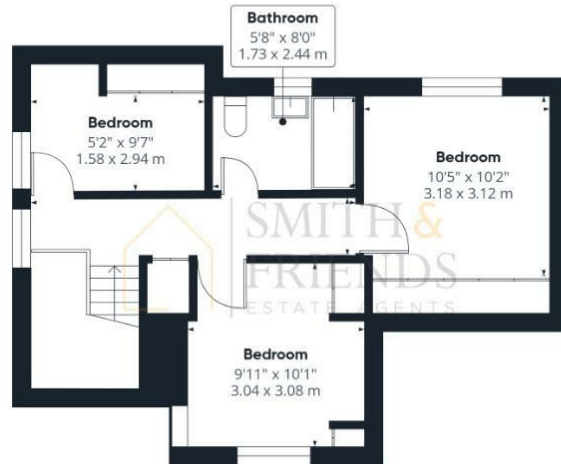
NB

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.





Ground Floor



Floor 1



Approximate total area¹⁾
 963 ft²
 89.6 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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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