



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious and well proportioned three bedroom end terrace property occupying a pleasant position looking down Arbroath Grove in a popular part of the Rossmere Estate. The home would make an ideal purchase for a first time buyer or family and features uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the space on offer, with a layout that briefly comprises: entrance porch through to the dining area which links to the lounge and kitchen, the lounge including has uPVC DG French doors to the rear garden. The kitchen is fitted with units to base and wall level, with the rear lobby giving access to a walk in pantry. To the first floor are three bedrooms and the modern family bathroom which incorporates a three piece suite. Externally both front and rear gardens are fully enclosed and landscaped for easy maintenance. whilst the rear garden benefits from a useful outhouse. Arbroath Grove is located off Ardrossan Road which is accessed via Brierton Lane and Rossmere Way.

**Arbroath Grove, Hartlepool, TS25 5EW**

**3 Bed - House**

**£120,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**





# Arbroath Grove, Hartlepool, TS25 5EW

## GROUND FLOOR

### ENTRANCE PORCH

uPVC DG glass panelled door, glass panelled door into dining area.

### DINING AREA

13'3 x 11'2 (4.04m x 3.40m)

uPVC DG window to front aspect, radiator, staircase to 1st floor landing.

### KITCHEN

13'3 x 6'9 (4.04m x 2.06m)

Fitted with a range of white wall, base and drawer units with matching worktops and contrasting splash back tiling. Inset sink and drainer with mixer tap. free standing electric cooker with extractor, plumbing for washing machine and space for fridge and freezer.

### REAR LOBBY

uPVC DG glass panelled door opening onto the rear garden.

### WALK IN PANTRY

uPVC DG window

### LOUNGE

18'10 x 10'2 (5.74m x 3.10m)

Dual aspect with uPVC DG French doors opening onto the rear garden and uPVC DG window to front.

## FIRST FLOOR

### LANDING

uPVC DG window to rear

### BEDROOM 1 ( Front)

12'1 x 10'2 (3.68m x 3.10m)

uPVC DG window, built in storage and radiator.

### BEDROOM 2 ( Front)

10'4 x 9'10 (3.15m x 3.00m)

uPVC DG window, built in storage and radiator

### BEDROOM 3 ( Rear)

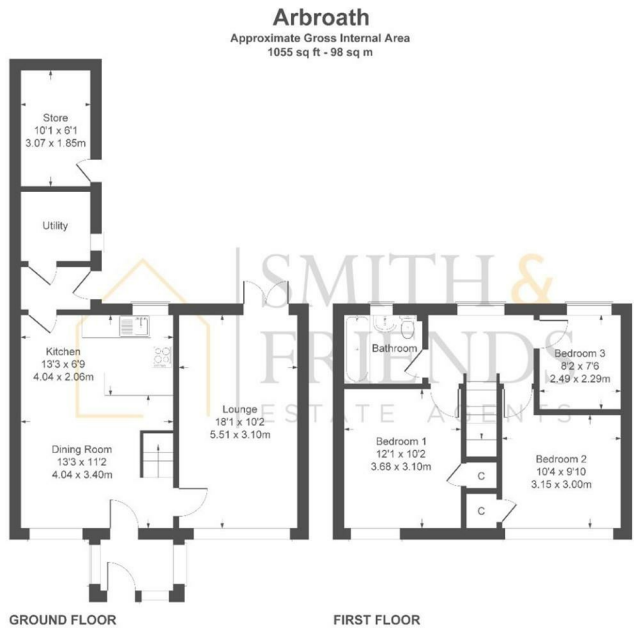
uPVC DG window and radiator

### FAMILY BATHROOM

Modern white suite with double ended freestanding bath, electric shower over, wash hand basin with vanity storage and low level WC. tiled splash back, radiator and uPVC DG window.


### EXTERNALLY

Set on a lovely corner plot the enclosed, westerly facing rear garden has been paved and is easily maintained. The front garden is fully enclosed and again landscaped for easy maintenance.



Not to Scale. Produced by The Plan Portal 2024  
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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, conveyancing and removal 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		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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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