



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A spacious two bedroom end terraced property which occupies a pleasant position on Dumfries Road in a popular part of the Rossmere Estate. The home is in need of updating throughout yet offers great potential to a prospective buyer with well proportioned rooms and a generous plot. The home currently features uPVC double glazing and solar panels (leased).

An internal viewing comes recommended to appreciate the full potential on offer, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the dual aspect lounge, the hall provides further access to the kitchen and ground floor wet room. To the first floor are two good size bedrooms and the bathroom.

Externally is a pleasant lawned front garden with brick boundary wall. A gate to the side leads through to generous enclosed rear garden with lawn and patio areas. Dumfries Road is located off Rossmere Way, with easy access to both schools and amenities.

An ideal purchase for a first time buyer/young couple looking to add their own personal touch.

**Dumfries Road, Hartlepool, TS25 5ED**

**2 Bed - House - End Terrace**

**£75,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows to both sides, internal door to the entrance hall.



### ENTRANCE HALL

Stairs to the first floor, access to lounge, kitchen and ground floor wet room.

### DUAL ASPECT LOUNGE

#### 10'4 x 15'6 (3.15m x 4.72m)

A spacious dual aspect lounge, with uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden, part panelled walls, fire surround.



### KITCHEN

#### 11' x 8'6 (3.35m x 2.59m)

Units to base and wall level, inset single drainer stainless steel sink unit, space for free standing appliances, Vokera hot water boiler, uPVC double glazed window to the rear aspect, shelved walk-in pantry.



### GROUND FLOOR WET ROOM / SHOWER ROOM

#### 7'11 x 6'11 (2.41m x 2.11m)

Walk-in shower area, wash hand basin, WC, tiling to walls and flooring, uPVC double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, access to both bedrooms and bathroom.



### BEDROOM ONE

#### 10'4 x 15'7 (3.15m x 4.75m)

Two uPVC double glazed windows, built-in storage cupboard, tiled fire surround, wall mounted electric heater.



### BEDROOM TWO

#### 14'4 x 9'9 (4.37m x 2.97m)

uPVC double glazed window to the side aspect.

### BATHROOM

#### 7'11 x 5'6 (2.41m x 1.68m)

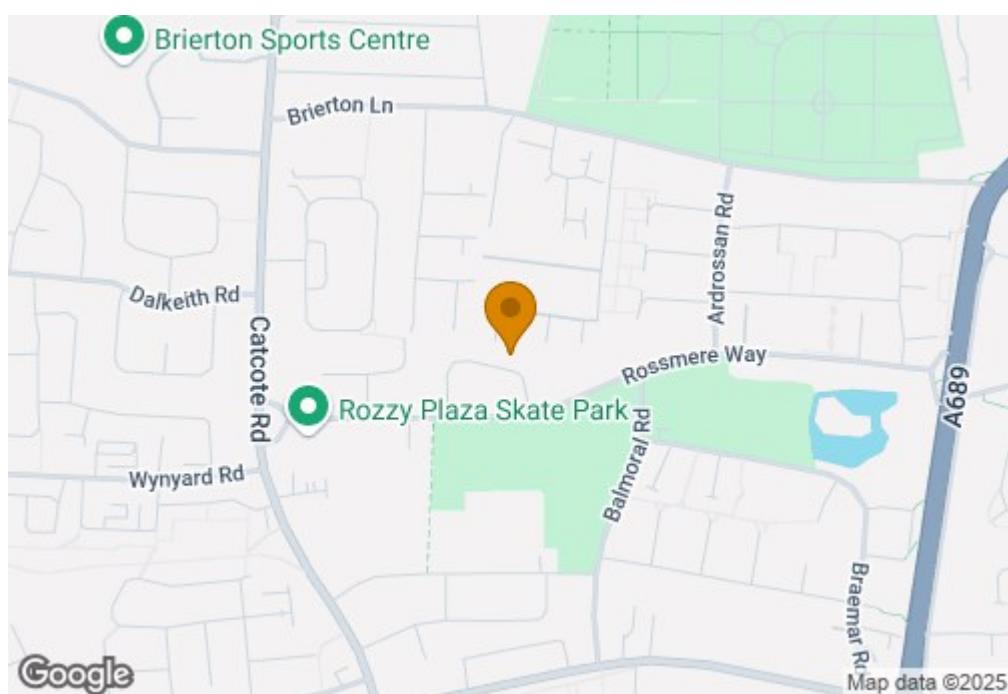
Fitted with a three piece suite comprising: panelled bath, wash hand basin and WC; uPVC double glazed window to the rear aspect, part tiled splashback.

## EXTERNALLY

The property occupies a generous plot, with a south facing lawned front garden enclosed by a brick boundary wall. A wrought iron gate to the side of the property leads through to a spacious side area which is paved and in to the rear garden which incorporates paved and lawned areas, with a raised flower bed and timber storage shed.

## 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.





Approximate total area<sup>(1)</sup>  
741.42 ft<sup>2</sup>  
68.88 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 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		80
(81-91) B		
(69-80) C		
(55-68) D		57
(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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