







*** NO CHAIN INVOLVED *** A spacious and well proportioned three bedroom end terraced property offering accommodation ideal for a first time buyer or young family. The home occupies a pleasant position on Benmore Road in a popular part of the Rossmere estate, with ample off street parking and a good size SOUTH FACING REAR GARDEN. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with side access door and stairs to the first floor, spacious dual aspect lounge with attractive feature fire surround and double doors into the dining room, the kitchen leads to the rear lobby with a door into the rear garden. To the first floor are three good size bedrooms and a modern shower/wet room. Externally is a low maintenance front garden, with a paved driveway running alongside the property providing useful off street parking; double timber gates open to a further paved area/hard standing space with inspection pit and space for a garage (subject to planning). The enclosed rear garden enjoys a good degree of privacy and should prove to be a suntrap in the summer months, enjoying a southerly aspect. Benmore Road is located between Balmoral Road and Braemar Road, with easy access to both schools and amenities. An internal viewing comes recommended to appreciate the undoubted potential on offer.

**Benmore Road, Hartlepool, TS25 3DA**
**3 Bedroom - House - End Terrace**
**£115,000**
**EPC Rating: D**
**Tenure: Freehold**
**Council Tax Band: A**

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## Benmore Road, Hartlepool, TS25 3DA

**GROUND FLOOR**

**ENTRANCE HALL**
**11'11 x 6'1 (3.63m x 1.85m)**
Accessed via uPVC double glazed side entrance door, staircase to the first floor with under stairs storage cupboard, single radiator.

**FAMILY LOUNGE**
**11'10 x 9'5 (3.61m x 2.87m)**
A generous dual aspect lounge with uPVC double glazed window to the front aspect, additional uPVC double glazed window looking out to the rear garden, attractive feature fire surround with electric fire, fitted carpet, coving to ceiling, wall lights to alcoves, double radiator, double doors leading into the dining room.

**DINING ROOM**
**10'11 x 14'9 (3.33m x 4.50m)**
uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator.

**KITCHEN**
**6'6 x 13'4 (1.98m x 4.06m)**
Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing cooking range with extractor hood over, brushed stainless steel splashback, additional tiled splashback, recess for washing machine, recess for fridge/freezer, four uPVC double glazed windows, double radiator.

**REAR LOBBY**
**3'3 x 3'5 (0.99m x 1.04m)**
Door to the rear garden, access to shelved outhouse/storage area.

**FIRST FLOOR**

**LANDING**
uPVC double glazed window to the rear aspect, hatch to loft space, access to:

**BEDROOM ONE**
**10'2 x 13'2 (3.10m x 4.01m)**
A good size master bedroom which enjoys views of the rear garden from a uPVC double glazed window, built-in storage cupboard, single radiator.

**BEDROOM TWO**
**11'10 x 10' (3.61m x 3.05m)**
uPVC double glazed window to the side aspect, built-in storage cupboard, single radiator.

**BEDROOM THREE**
**10'10 x 6'11 (3.30m x 2.11m)**
uPVC double glazed window to the front aspect.

**SHOWER ROOM/WET ROOM**
**7'4 x 7'7 (2.24m x 2.31m)**
Incorporating a walk-in shower area with Mira Advance shower, pedestal wash hand basin with chrome dual taps, low level WC, modern panelling to walls and ceiling, two uPVC double glazed frosted windows to the rear aspect, extractor fan, storage cupboard with Worcester gas central heating boiler, convector radiator.

**EXTERNALLY**
The property occupies a pleasant position with a low maintenance, part lawned front garden enclosed by a brick boundary wall with loose slate border. A long paved driveway provides useful off street parking and continues alongside the property with double timber gates opening to an additional paved area/hardstanding space for further off street parking and ample space to add a garage (subject to planning). The rear garden enjoys a southerly aspect with paved and lawned areas, with a raised planted border, greenhouse, storage shed and inspection pit.

**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.











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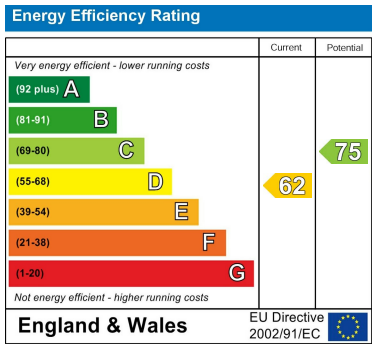











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# Benmore Road, Hartlepool, TS25 3DA




Ground Floor




Floor 1

Approximate total area(1)
920 ft²
85.5 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.

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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. We 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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