



Ideally suited to any first time buyer or growing family this refurbished Three bed semi detached house comes with viewing strongly recommended. Positioned on a favourable corner plot within the popular Rossmere area of Hartlepool close to local amenities and well regarded schools. Benefiting from uPVC DG throughout, GCH, remodelled breakfast kitchen and three piece family bathroom with separate toilet. The accommodation comprises of: Entrance hallway, modern L shaped breakfast kitchen with a range of integral appliances , downstairs toilet and an open plan lounge and dining area. To the first floor there are three good sized bedrooms, luxurious three piece family bathroom with separate toilet. Externally positioned on a favourable corner plot with an enclosed rear garden, mainly laid to lawn with a paved patio area. to the front there is a wall enclosed garden laid to lawn with drive & garage

Cullen Road, Hartlepool, TS25 3BE
3 Bed - House - Semi-Detached
£145,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS

Cullen Road, Hartlepool, TS25 3BE

GROUND FLOOR

Entrance Hall
uPVC DG glass panelled front door, radiator and staircase to first floor landing

Dining Kitchen (L shape)
12'9 x 13'4 (max) (3.89m x 4.06m (max))
Fitted with a range of modern shaker style wall, base and drawer units with contrasting worktops and splash back tiling, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, plumbing for washing machine, integrated fridge and freezer.
uPVC DG window to rear, uPVC DG glass panelled door to side.

Downstairs toilet
Low level WC, wall mounted wash hand basin and uPVC DG window.

Lounge Dining Area
20'8 x 11'5 (6.30m x 3.48m)
uPVC DG window to front, uPVC DG French doors opening onto the rear garden, two radiators

FIRST FLOOR

Landing
uPVC DG window to rear.

Bedroom 1(front)
15'5 x 10'5 (4.70m x 3.18m)
Two uPVC DG windows, built in storage and radiator.

Bedroom 2 (front)
11'11 x 11'9 (3.63m x 3.58m)
Two uPVC DG windows, built in storage and radiator.

Bedroom 3 (rear)
9'8 x 8'5 (2.95m x 2.57m)
Two uPVC DG windows, and radiator.

Family Bathroom
Modern white and chrome suite with panelled bath, separate shower cubicle and wall mounted wash hand basin with vanity storage, Co ordinated tiled walls and flooring, radiator and uPVC DG window.

Separate Toilet
Low level WC, uPVC DG window.

Externally
Positioned on a favourable corner plot with an enclosed rear garden, mainly laid to lawn with a paved patio area. to the front there is a wall enclosed garden laid to lawn with drive & garage



Cullen Road
Approximate Gross Internal Area
982 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

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, 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
Vary very efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	81
(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	

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

