

An impressive TWO BEDROOM mid terraced property offering modern and well presented accommodation, ideal for a first time buyer or young family. The home features a spacious kitchen/diner, upgraded bathroom, gas central heating, uPVC double glazing, composite entrance door, low maintenance gardens and useful off street parking. Campbell Road is located in a popular part of the Rossmere Estate and within a short stroll from St Teresa's Primary School.

An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, dual aspect lounge with feature fire surround, gas fire and French doors to the rear garden. The kitchen/diner is fitted with gloss units and includes a built-in oven, hob and extractor, with a further set of French doors opening to the rear garden. To the first floor are two good size bedrooms which are served by the modern and upgraded bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with a block paved driveway allowing useful off street parking. The enclosed rear garden includes two insulated storage sheds with power and lighting. Campbell Road is located off Catcote Road close to amenities and transport links.

**Campbell Road, Hartlepool, TS25 3AZ**

**2 Bedroom - House - Mid Terrace**

**£120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



Campbell Road, Hartlepool, TS25 3AZ

 **SMITH & FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, spindle staircase to the first floor with newel post and fitted carpet, convector radiator, access to:

### LOUNGE

**15'8 x 10'5 (4.78m x 3.18m)**

A generous dual aspect lounge with uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear, attractive feature fire surround with tiled back and base, inset chrome 'coal' effect gas fire, coving to ceiling, lighting to alcoves, modern laminate flooring, convector radiator.

### KITCHEN/DINER

**14'6 x 14'1 (4.42m x 4.29m)**

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and complementing stained wood work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for 'American' style fridge/freezer, contrasting tiled flooring, two uPVC double glazed windows, uPVC double glazed French doors to the rear garden, modern vertical radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

**15'8 x 10'4 (4.78m x 3.15m)**

A large master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, modern anthracite grey panel radiator.

### BEDROOM TWO

**14'6 x 10'3 (4.42m x 3.12m)**

uPVC double glazed window to the front aspect, fitted carpet, modern anthracite grey 'column' style radiator, built-in storage cupboard.

### BATHROOM/WC

**7'10 x 5'4 (2.39m x 1.63m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and mains shower over with separate attachment, protective glass shower screen, inset 'vanity' style wash hand basin with chrome mixer tap and drawers below, close coupled WC, attractive tiling to walls, 'column' style radiator with chrome rail, uPVC double glazed window to the rear aspect, extractor fan, panelling and inset spotlighting to the ceiling.

### EXTERNALLY

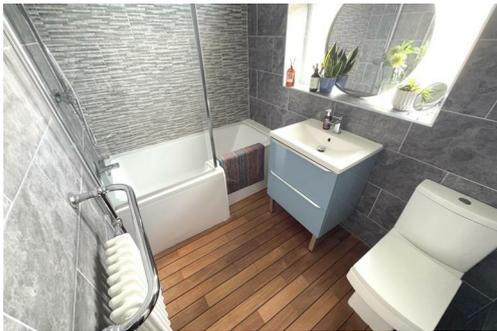
The property features a low maintenance front which is part pebbled with a block paved driveway allowing useful off street parking. The enclosed rear garden incorporates a large patio, brick outhouse, lawn, inset stepping stones, planted border and two useful insulated timber storage sheds included, the larger storage shed measuring 14'2 x 9'3 (4.32m x 2.82m), the smaller measuring 9'5 x 7'4 (2.87m x 2.24m).

### 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.



Campbell Road, Hartlepool, TS25 3AZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.smith-and-friends.co.uk



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

740.45 ft<sup>2</sup>  
68.79 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.

GIRAFFE 360

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.

106 York Road, Hartlepool, TS26 9DE  
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS