



A deceptively spacious two bedroom end terraced property occupying a pleasant position on Comrie Road, in a popular part of the Rossmere Estate, with generous rear garden and useful off street parking. The home offers accommodation ideal for a first time buyer or young family with a modern, recently upgraded bathroom, gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious dual aspect lounge with feature fire surround, good size kitchen, two generous bedrooms and the modern refitted bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance pebbled front garden, with a block paved driveway allowing useful off street parking. A gate to the side leads through to the rear garden with lawn and patio areas. Comrie Road is located off Torquay Avenue with easy access to both schools and amenities. **VIEWING RECOMMENDED.**

Comrie Road, Hartlepool, TS25 3AJ

2 Bedroom - House - End Terrace

£120,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS



GROUND FLOOR

ENTRANCE HALL

6'2 x 6'6 (1.88m x 1.98m)

Accessed via uPVC double glazed entrance door, staircase to the first floor, access to both the lounge and kitchen.

DUAL ASPECT LOUNGE

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

A generous dual aspect lounge with uPVC double glazed bow window to the front aspect, additional uPVC double glazed window looking out to the rear garden, attractive feature fire surround with inset gas fire, fitted carpet, dado rail, coving to ceiling, two single radiators.



KITCHEN

10'11 x 15'8 (3.33m x 4.78m)

Fitted with a range of units to base and wall level with contrasting 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 washing machine, recess for free standing fridge/freezer, five drawer unit to base level, wine rack to eye-level, two uPVC double glazed windows, tiled flooring, useful storage cupboard, uPVC double glazed door to the side, double radiator, stairs to the first floor.



FIRST FLOOR; LANDING

6'4 x 5'4 (1.93m x 1.63m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator, access to:

BEDROOM ONE

10'6 x 15'8 (3.20m x 4.78m)

A generous dual aspect master bedroom with uPVC double glazed window to the front aspect, additional uPVC double glazed window overlooking the rear garden, built-in storage cupboard, fitted carpet, single radiator.



BEDROOM TWO

11'1 x 9'10 (3.38m x 3.00m)

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, coving to ceiling, single radiator.



FAMILY BATHROOM/WC

8' x 5'7 (2.44m x 1.70m)

Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and chrome shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to splashback, wall mounted illuminated vanity mirror, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



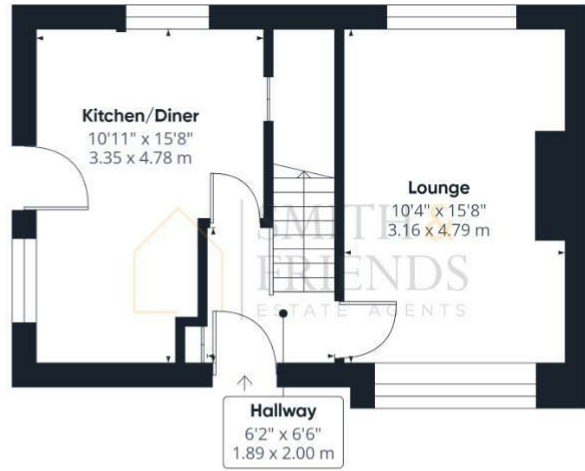
EXTERNALLY

The property occupies a pleasant position on Comrie Road, with a low maintenance pebbled front garden enclosed by a brick boundary wall with privacy hedge and wrought iron gate. A further set of double wrought iron gates open to a block paved driveway allowing useful off street parking. A gate to the side leads through to a useful storage area and into the generous rear garden which features lawn and patio areas with fenced boundaries. A useful timber storage shed is included in the asking price.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
745 ft²
69.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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.

