Caithness Road, Rossmere, Hartlepool, TS25 3AN
2 Bed - House - End Terrace
£125,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold

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Caithness Road, Rossmere, TS25 3AN

An impressive TWO BEDROOM end terraced property offering recently upgraded and enhanced accommodation, ideal for a first time buyer or young family. Features include a modern refitted kitchen and bathroom, attractive décor, upgraded internal doors and uPVC double glazing. An upgraded heating system with air source heat pump and eleven solar panels further add to the homes appeal.

The accommodation briefly comprises: entrance hall with stairs to the first floor, a spacious dual aspect lounge and a modern kitchen fitted with a range of units, built-in oven, hob and extractor. A separate utility room provides additional space for freestanding appliances. To the first floor are two generous bedrooms, served by a refitted bathroom featuring a three piece white suite with chrome fittings.

Externally, the property enjoys predominantly lawned gardens, with the SOUTH FACING REAR GARDEN providing an ideal setting for enjoying the summer months. Caithness Road is situated off Torquay Avenue in a popular part of the Rossmere estate, conveniently positioned for local schools and amenities. An internal viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL
6'1 x 6'6 (1.85m x 1.98m)
Accessed via uPVC double glazed entrance door, staircase to the first floor, fitted carpet, radiator, upgraded internal doors.

LOUNGE
10'5 x 15'5 (3.18m x 4.70m)
A spacious dual aspect lounge with uPVC double glazed window to the front aspect, additional uPVC double glazed window looking out to the rear garden, fitted carpet, radiator.

KITCHEN
11' x 8'6 (3.35m x 2.59m)
Fitted with a modern range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, attractive tiling to splashback, recess for free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC side door, radiator, walk-in storage cupboard/pantry, access to:

UTILITY ROOM
4'9 x 6'6 (1.45m x 1.98m)
Matching worktop and splashback with space below for washing machine and tumble dryer, double unit to eye-level, built-in storage cupboard/cloaks cupboard, uPVC double glazed window to the side aspect.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space, upgraded internal doors.

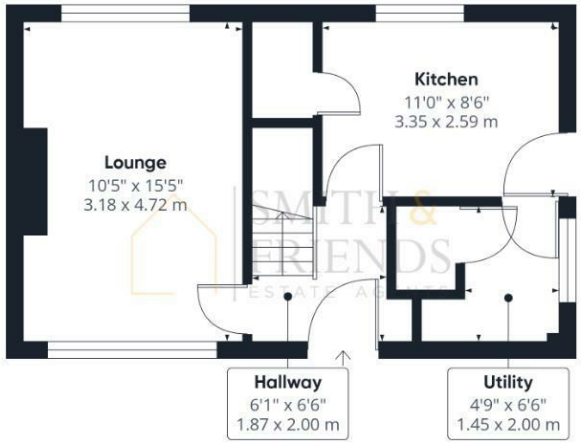
BEDROOM ONE
10'4 x 15'6 (3.15m x 4.72m)
A good size dual aspect master bedroom with a built-in storage cupboard, uPVC double glazed window to the front aspect, additional uPVC double glazed window overlooking the rear garden, fitted carpet, radiator.

BEDROOM TWO
11'2 x 9'11 (3.40m x 3.02m)
uPVC double glazed window to the side aspect, built-in storage cupboard/wardrobe, fitted carpet, radiator.

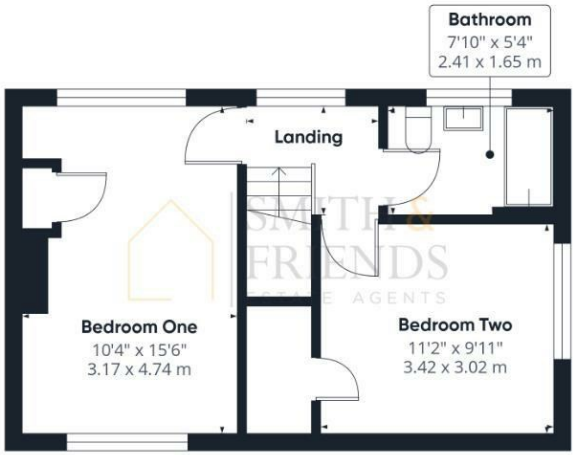
BATHROOM/WC
7'10 x 5'4 (2.39m x 1.63m)
Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and mains shower over with separate attachment, protective glass shower screen, inset wash hand basin with mixer tap, close coupled WC, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY
The property features a lawned front garden enclosed by a brick boundary wall with a paved walkway. A gate to the side leads through to the generous enclosed south facing rear garden which is predominantly lawned, with fenced boundaries.

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)
734 ft²
68.1 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.

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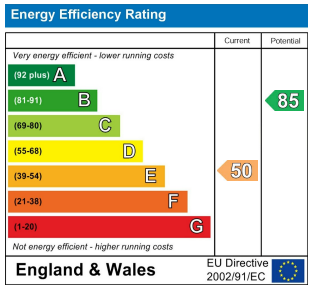

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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