



Rosedale Avenue, TS26 9QL
3 Bed - House - Semi-Detached
Or Nearest Offer £175,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



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Rosedale Avenue, TS26 9QL

*** REDUCED *** EARLY VIEWING RECOMMENDED *** An impressive three bedroom semi-detached property, ideal for a wide variety of buyers, with a spacious and well proportioned layout that incorporates TWO RECEPTION ROOMS. An internal viewing comes highly recommended, with further benefits including gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, a bay fronted dining room, whilst the rear reception room is currently used as the main reception room, and breakfast kitchen. To the first floor are three bedrooms which are served by the family bathroom, with separate toilet. Externally, the generous rear garden is laid to lawn with a paved patio area. The front garden has been landscaped for easy maintenance. The driveway to the side provides off street parking. Rosedale Avenue runs between Glendale Avenue and Linden Grove in a popular area close to Hartlepool town centre.

GROUND FLOOR

ENTRANCE HALLWAY

15'6 x 6'4 (4.72m x 1.93m)
uPVC double glazed glass panelled door, radiator, staircase to first floor landing and understairs storage cupboard.

DINING ROOM (front)

14'8 x 12'6 (4.47m x 3.81m)
uPVC double glazed bay window to front, radiator.

LOUNGE (rear)

13' x 11'10 (3.96m x 3.61m)
uPVC double glazed glass panelled door opening onto the rear garden, uPVC double glazed windows to rear, living flame 'coal' effect fire with surround, radiator.

KITCHEN

12'11 x 7'11 (3.94m x 2.41m)
Fitted with a range of wall, base and drawer units with contrasting worktops and tiled splashbacks, inset sink and drainer with mixer tap, cooker point, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window, uPVC double glazed glass panelled door giving access to the side of the property.

FIRST FLOOR

LANDING

10'10 x 4' (3.30m x 1.22m)
uPVC double glazed window to side, loft access.

BEDROOM (front)

14'3 x 9'6 (4.34m x 2.90m)
uPVC double glazed bay window to front, built-in wardrobes, radiator.

BEDROOM (rear)

13' x 10'4 (3.96m x 3.15m)
uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3 (front)

7'9 x 7'3 (2.36m x 2.21m)
uPVC double glazed window to front, radiator.

FAMILY BATHROOM

5'11 x 5'10 (1.80m x 1.78m)
White and chrome suite with panelled bath and wash hand basin; uPVC double glazed window to rear, large storage cupboard with boiler, radiator, co-ordinated tiled walls.

SEPARATE TOILET

4'5 x 2'10 (1.35m x 0.86m)
White low level WC, uPVC double glazed window to side.

EXTERNALLY

The generous rear garden is laid to lawn with a paved patio area. The front garden has been landscaped for easy maintenance. The driveway to the side provides off street parking.

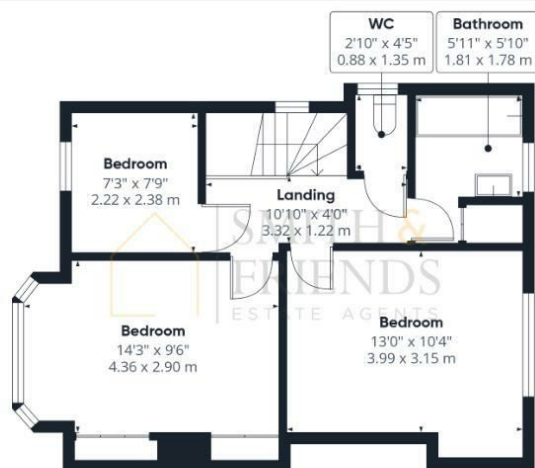
NB

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[®]

991 ft²
92.2 m²



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		
	67	74

England & Wales

EU Directive
2002/91/EC



(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

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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