



Cullen Road, Rossmere, TS25 3BE
3 Bed - House - Semi-Detached
£145,000

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

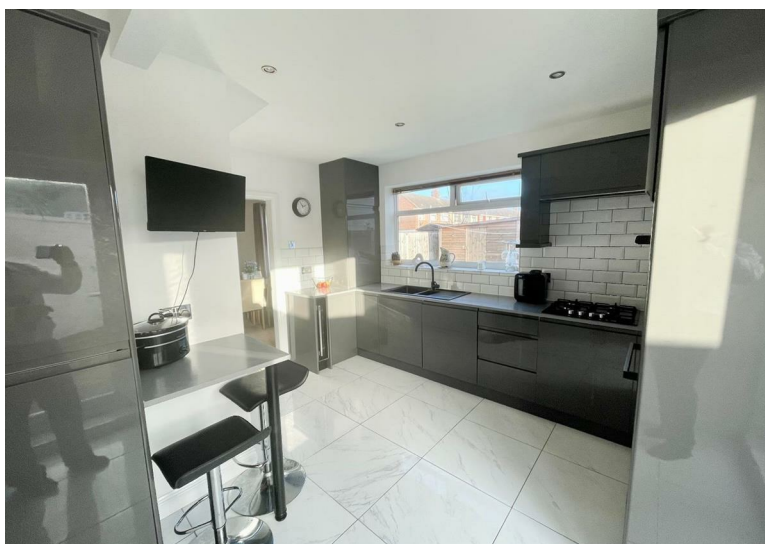
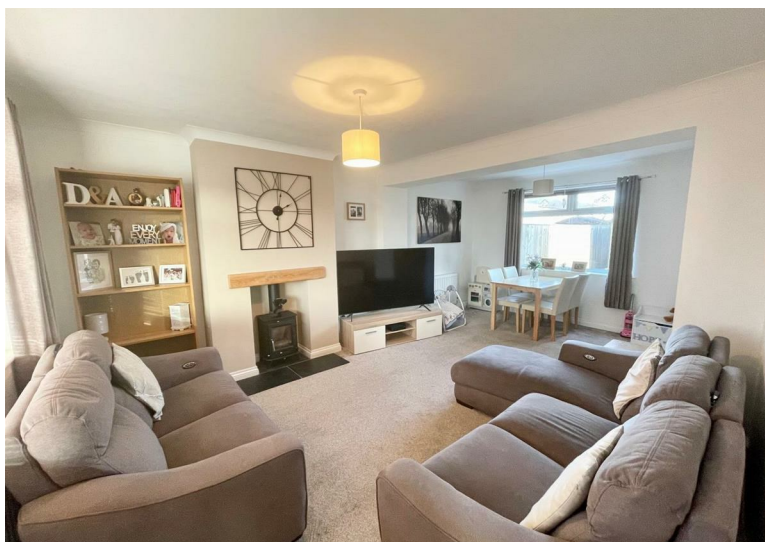
ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

This beautiful property is located within the popular Rossmere area, within walking distance of well regarded schools and ideally placed for main commuter routes. Having undergone a comprehensive refurbishment by the current owners, providing a versatile layout with a high end contemporary finish, including a luxurious four piece family bathroom, stunning breakfast kitchen with a range of integrated appliances, utility and cloakroom WC.

The accommodation briefly comprises: entrance hall, open plan lounge/dining area (with log burner), stunning breakfast kitchen with a range of integrated appliances, utility and cloakroom/WC. To the first floor there are three good sized bedrooms and a family bathroom fitted with a four piece suite.

Externally, the property is set on a corner plot with gardens to front rear and side, with off street parking to the front.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled front door, staircase to first floor landing, radiator.

OPEN PLAN LOUNGE/DINING AREA

20'6 x 12'2 (6.25m x 3.71m)

uPVC double glazed windows to front and rear, log burner, two radiators.

BREAKFAST KITCHEN

18'7 x 12'8 (5.66m x 3.86m)

Fitted with a range of grey high gloss wall, base and drawer units with contrasting granite work surfaces and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, integrated appliances include a fan assisted double oven, dishwasher and fridge freezer. uPVC double glazed window to rear, uPVC double glazed French doors opening onto the side garden.

UTILITY

Plumbing for washing machine and dryer, radiator, uPVC double glazed window to side.

CLOAKROOM/WC

White low level WC, wash hand basin, co-ordinated tiled walls and flooring, uPVC double glazed window.

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect, access to loft.

MASTER BEDROOM

11'8 x 9'8 (3.56m x 2.95m)

uPVC double glazed window to front, built-in storage, radiator.

BEDROOM 2

12' x 8'7 (3.66m x 2.62m)

uPVC double glazed windows to front and side, radiator.

BEDROOM 3

9'3 x 8'7 (2.82m x 2.62m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Beautiful four piece white and chrome suite comprising: walk-in shower cubicle with wall mounted thermostatic shower, double

ended corner bath, wash hand basin with vanity storage and low level WC. Heated chrome towel rail and uPVC double glazed window to rear.

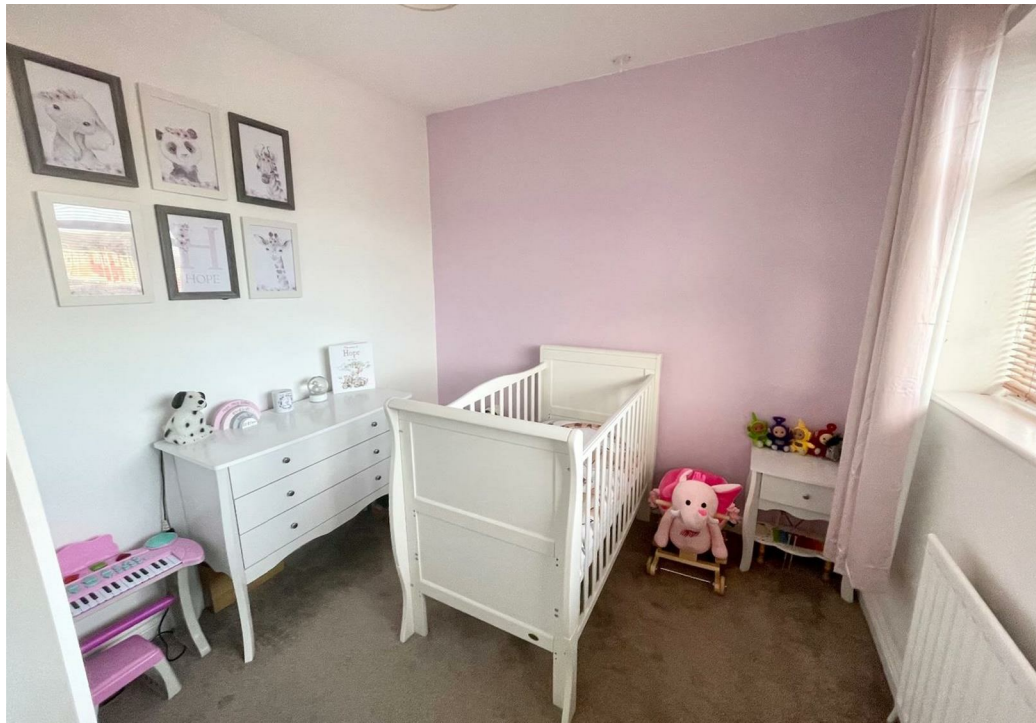
EXTERNAL

The enclosed rear garden is mainly laid to lawn, to the side of the property is an enclosed patio area which is accessed from the breakfast kitchen. The front of the property has been landscaped for easy maintenance with decorative chippings that provides off street parking for numerous cars.

NB

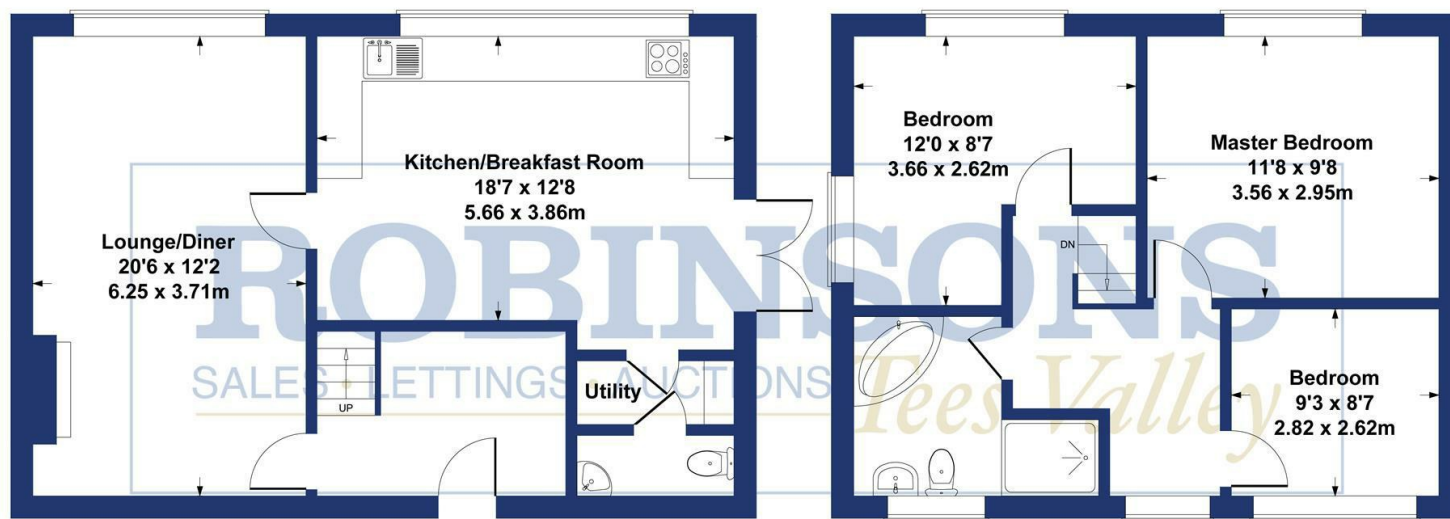
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Cullen Road

Approximate Gross Internal Area
1175 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



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		
		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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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