



***** REDUCED *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious two bedroom top floor apartment located on the popular Bakers Mead development in Hartlepool. An ideal purchase for a buy to let investor, with some updating required. The apartment features electric heating and uPVC double glazing with access to the apartments via telecom entry system. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: communal entrance, private entrance hall with two storage cupboards and access to an open plan lounge/dining room, the kitchen is fitted with units to base and wall level with space for free standing appliances. The hall provides further access to two double bedrooms and the bathroom which incorporates a three piece suite. Externally are communal gardens and an allocated parking space.

Rosthwaite Close, Hartlepool, TS24 8RE

2 Bed - Apartment

£52,995

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold



**SMITH &
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ESTATE AGENTS

Rosthwaite Close, Hartlepool, TS24 8RE



COMMUNAL ENTRANCE

Staircase to each floor.

TOP FLOOR APARTMENT

ENTRANCE HALL

Accessed via secure entrance door with spyhole, laminate flooring, two built-in storage cupboards, hatch to loft space, access to:



OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA

13'8 x 9'6 (4.17m x 2.90m)

Laminate flooring, wall mounted electric fire, uPVC double glazed window to the front aspect, ceiling fan with light, electric storage heater, access to:



DINING AREA

8'4 x 6'4 (2.54m x 1.93m)

Additional uPVC double glazed window and fanlight, archway into the kitchen.



KITCHEN

8' x 7'2 (2.44m x 2.18m)

Units to base level with work surfaces in a 'U' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for cooker, recess for fridge/freezer, recess for washing machine, panelling and inset spotlighting to ceiling.



BEDROOM ONE

10'11 x 9'10 (3.33m x 3.00m)

uPVC double glazed window, wall mounted electric radiator.

BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

uPVC double glazed window, wall mounted electric radiator.



BATHROOM/WC

8' x 5'8 (2.44m x 1.73m)

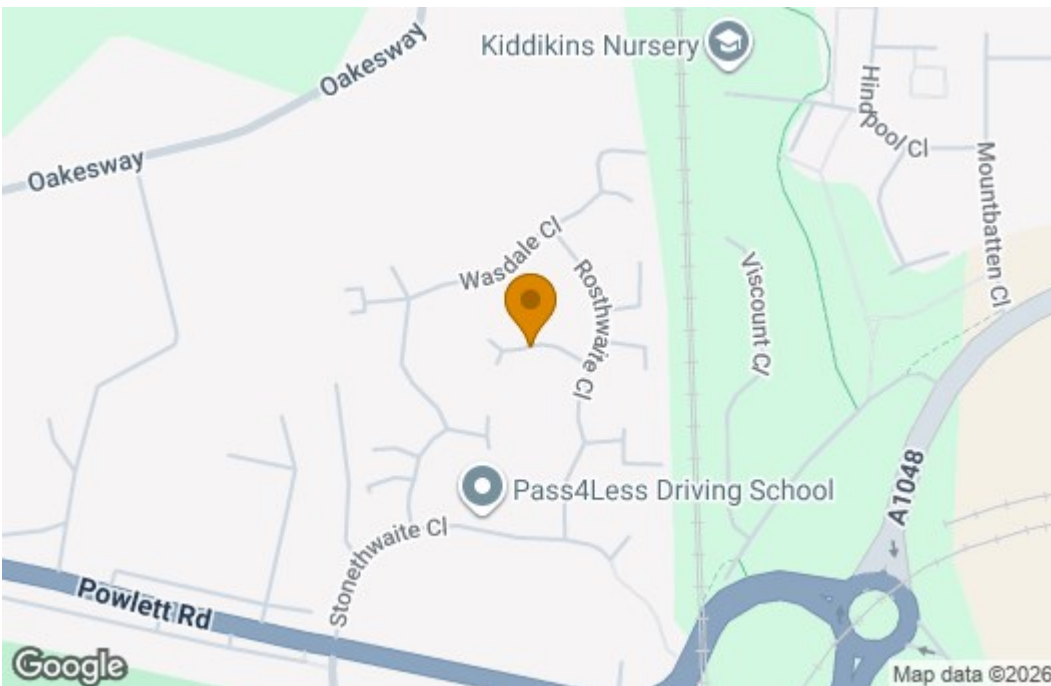
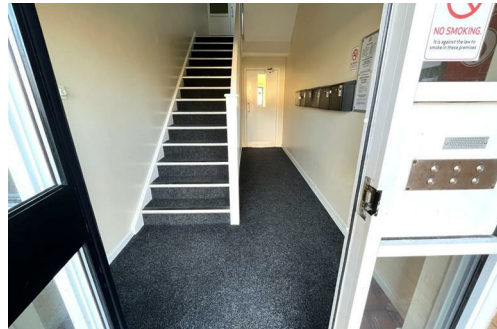
Fitted with a three piece suite comprising: panelled bath with dual taps and electric Triton shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback.

EXTERNALLY

The property features communal gardens and an allocated parking space.

NB

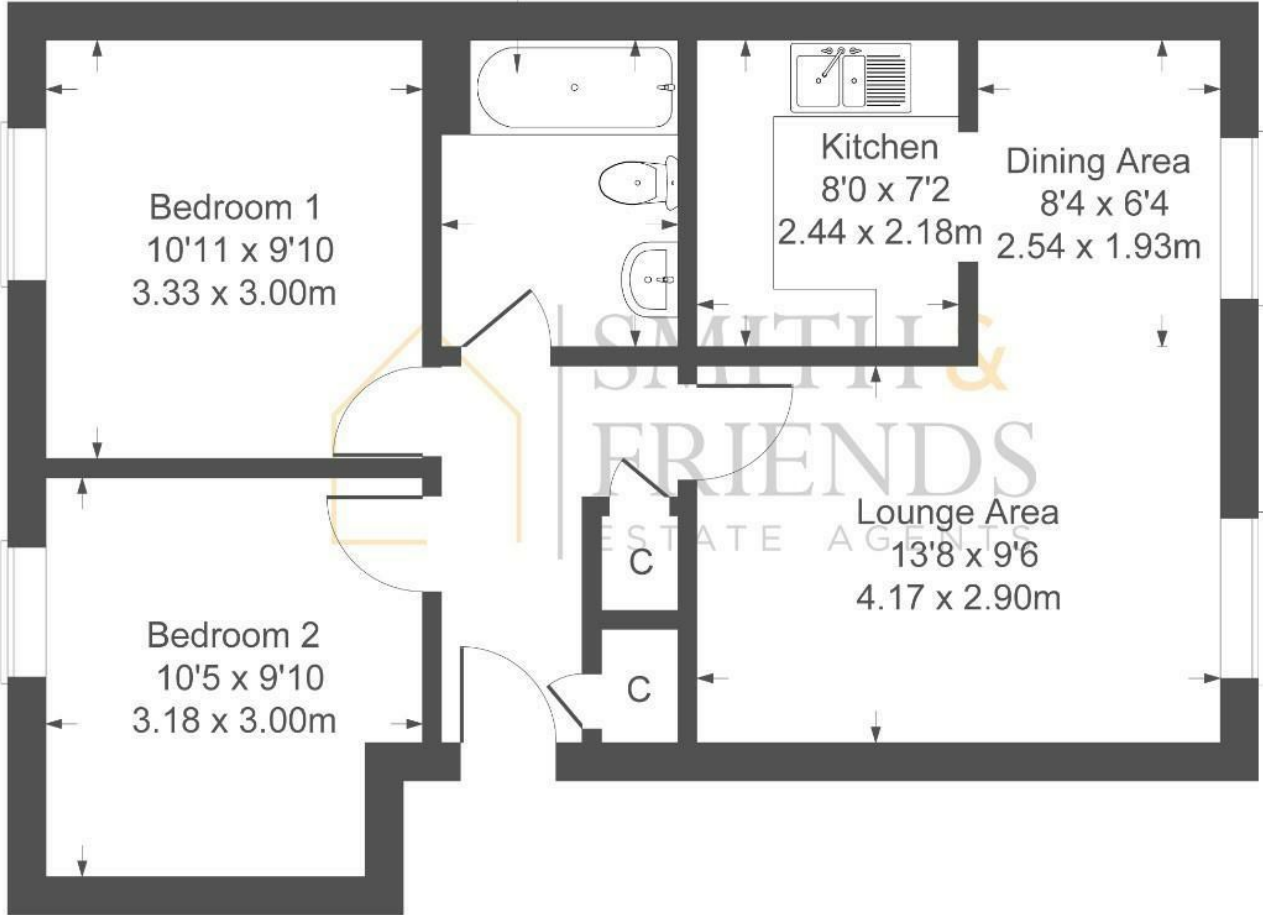
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Rosthwaite Close

Approximate Gross Internal Area
591 sq ft - 55 sq m

Bathroom
8'0 x 5'8
2.44 x 1.73m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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