



\*\*\* VIEWING RECOMMENDED \*\*\* A spacious TWO BEDROOM end terraced property occupying a pleasant position on Campbell Road in a popular part of the Rossmere Estate, with off street parking and generous SOUTH FACING REAR GARDEN. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing, modern upgraded shower room and ample external storage. An internal viewing comes recommended, with a layout which briefly comprises: porch extension, entrance hall with stairs to the first floor, dual aspect lounge with French doors to the rear garden, spacious kitchen, two generous bedrooms and the modern shower room which incorporates a three piece suite and chrome fittings. Externally is a well cared for front garden, with double timber gates opening to provide useful off street parking, a gate to the side leads through to a useful storage area and into the south facing rear garden. The rear garden should prove to be low maintenance with decking, artificial turf and a range of storage sheds and summerhouses included. An ideal place for entertaining family and friends.

**Campbell Road, Hartlepool, TS25 3AZ**

**2 Bedroom - House - End Terrace**

**£120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE PORCH

**7'9 x 3'10 (2.36m x 1.17m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, panelling to walls, inset spotlighting, internal door through to:

### ENTRANCE HALL

Staircase to the first floor, fitted carpet, dado rail, single radiator, access to lounge and kitchen.

### LOUNGE

**15'8 x 10'5 (4.78m x 3.18m)**

A generous dual aspect lounge with uPVC double glazed French doors opening to the rear garden, uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, television point.

### KITCHEN

**15'7 x 14'2 (4.75m x 4.32m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with modern spray mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, tiling to splashback, space for free standing appliances including recess for washing machine, recess for tumble dryer and space for fridge, fitted with modern laminate flooring, two uPVC double glazed windows, uPVC double glazed side door, coving and inset spotlighting, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, fitted carpet, dado rail, hatch to loft space.

### BEDROOM ONE

**15'7 x 10'5 (4.75m x 3.18m)**

A good size master bedroom with uPVC double glazed windows to the front and rear aspects, built-in wardrobe to alcove, storage cupboard, tiled fire surround, fitted carpet, single radiator.

### BEDROOM TWO

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

Built-in storage cupboard/wardrobe, uPVC double glazed window to the side aspect, fitted carpet, single radiator.

### SHOWER ROOM/WC

**7'10 x 5'2 (2.39m x 1.57m)**

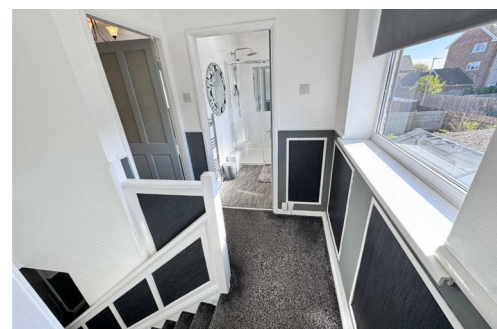
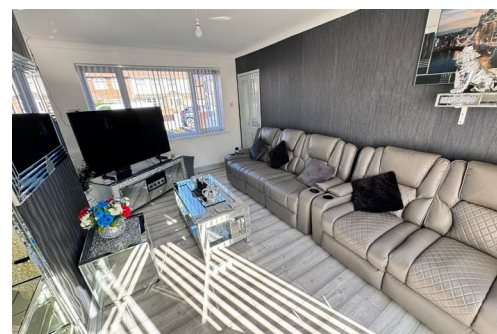
Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, pedestal wash hand basin with central mixer tap, close coupled WC, modern panelling to walls, inset spotlighting and panelling to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

## EXTERNALLY

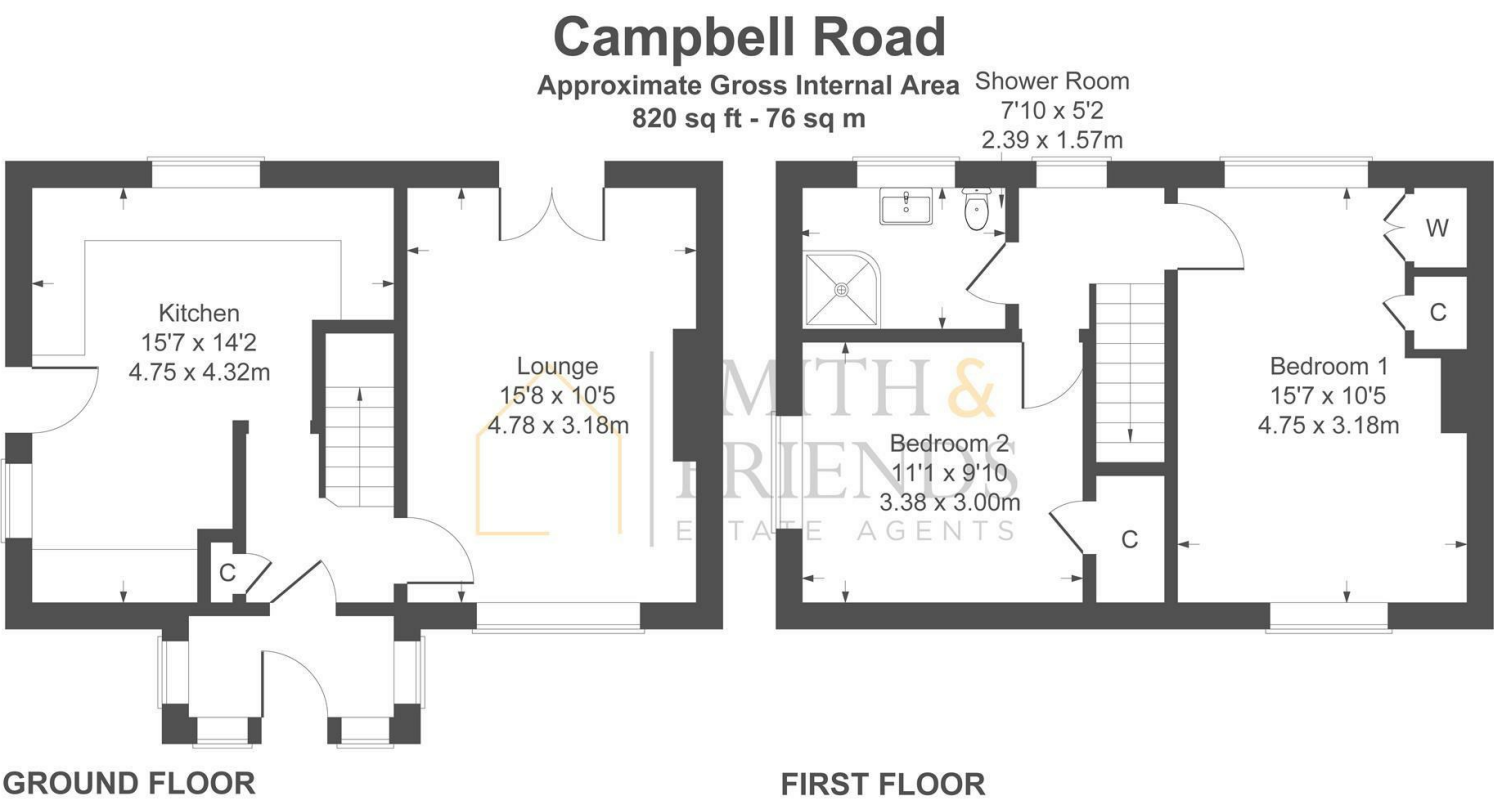
The property occupies a pleasant set back position with an attractive front garden. Double timber gates open to a driveway allowing useful off street parking. A gate to the side leads through to a useful decked storage area, ideal for bin storage, and through to the south facing rear garden which includes a range of summerhouses, external storage and gym, with artificial turf, decking and fenced boundaries. The rear garden offers an enviable place for entertaining family friends.

## 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.







Not to Scale. Produced by The Plan Portal 2025  
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. 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.

