



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A recently upgraded and refurbished two bedroom end terrace property located in a popular part of the Rossmere Estate. The home would make an ideal purchase for a first time buyer or young family, with accommodation enhanced by a porch extension to the front and garden room extension to the rear. The property has been decorated throughout, features new flooring and a refitted kitchen and bathroom. The accommodation is warmed by gas central heating, benefits from uPVC double glazing and briefly comprises: entrance porch, through to the entrance hall with stairs to the first floor and access to a spacious lounge which in turn leads through to the garden room. A separate dining room links to the refitted kitchen, with a modern range of white gloss units, including a built-in oven, hob and extractor. A useful utility area/side lobby completes the ground floor. To the first floor are two generous double bedrooms and the bathroom which incorporates a modern three piece white suite and chrome fittings. Externally is a low maintenance front, ideal for off street parking, whilst the generous enclosed rear garden enjoys a westerly aspect with lawn, patio and useful outhouse. Caithness Road is situated off Torquay Avenue with easy access to schools and amenities. **VIEWING RECOMMENDED.**

**Caithness Road, Hartlepool, TS25 3AL**

**2 Bedroom - House - End Terrace**

**£120,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Caithness Road, Hartlepool, TS25 3AL**



## **GROUND FLOOR**

### **ENTRANCE PORCH**

**4'2 x 5'5 (1.27m x 1.65m)**

Accessed via composite entrance door, uPVC double glazed windows, fitted carpet, panelling to walls, glazed internal door through to the hall.

### **ENTRANCE HALL**

Two built-in storage cupboards, fitted carpet, staircase to the first floor, convector radiator.

### **LOUNGE**

**15'6 x 10'5 (4.72m x 3.18m)**

A good size lounge with a large uPVC double glazed window to the front aspect, newly fitted carpet, wall mounted electric fire, convector radiator, door through to:

### **GARDEN ROOM**

**8'4 x 12'4 (2.54m x 3.76m)**

uPVC double glazed door and side screen to the rear garden, four uPVC double glazed windows to the rear aspect, 'laminated' effect vinyl flooring, convector radiator.

### **DINING ROOM**

**6'8 x 7'10 (2.03m x 2.39m)**

Ideally situated off the kitchen with uPVC double glazed window to the front aspect, additional uPVC double glazed window into the side lobby, fitted carpet, coving to ceiling, convector radiator.

### **KITCHEN**

**7'6 x 14'6 (2.29m x 4.42m)**

Refitted with a modern range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, panelling to splashback, recess for washing machine, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, coving to ceiling, double glazed composite door to the side lobby.

### **UTILITY/SIDE LOBBY**

**14'8 x 5'10 (4.47m x 1.78m)**

Double glazed composite door to the front aspect, additional uPVC double glazed door to the rear.

### **FIRST FLOOR; LANDING**

Newly fitted carpet, uPVC double glazed window to the rear aspect, convector radiator, hatch to loft space.

### **BEDROOM ONE**

**15'8 x 10'4 (4.78m x 3.15m)**

A good size master bedroom with uPVC double glazed windows to the front and rear aspects, built-in storage cupboards, newly fitted carpet, two convector radiators.

### **BEDROOM TWO**

**9'10 x 14'6 (3.00m x 4.42m)**

uPVC double glazed window to the side aspect, newly fitted carpet, convector radiator.

### **BATHROOM/WC**

**5'4 x 7'10 (1.63m x 2.39m)**

Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, chrome mains shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, panelling to walls and ceiling, extractor fan, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, convector radiator.



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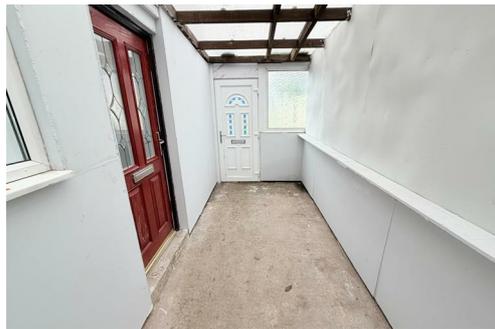


**EXTERNALLY**

The property features a low maintenance front which is part lawned, with a brick boundary wall, loose slate pebbles and paved area for potential off street parking. The west facing rear garden is generous in size with patio area, lawn and large outhouse/storage shed offering a variety of uses.

**NB**

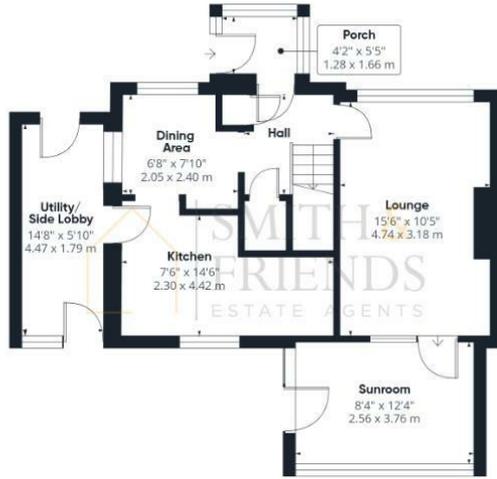
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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	



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
963 ft<sup>2</sup>  
89.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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. 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.

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

