

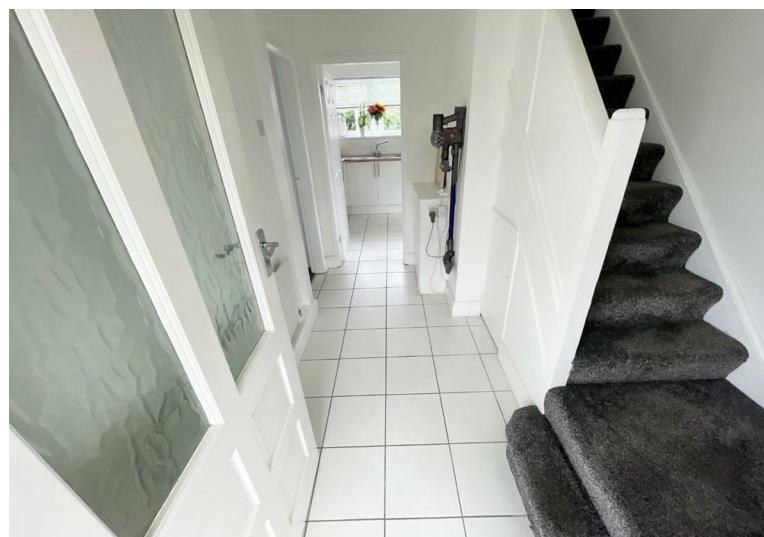


**Barra Grove, Rossmere, TS25 3BU**  
**2 Bed - House - Semi-Detached**  
**£110,000**

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

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\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A recently upgraded two bedroom semi-detached property on Barra Grove in a popular part of the Rossmere estate. The home would make an ideal purchase for a first time buyer or young family and features a modern kitchen and bathroom, whilst further benefitting from off street parking and DETACHED GARAGE. The accommodation is warmed by gas central heating, features uPVC double glazing and solar panels are included on a lease scheme. An internal viewing comes recommended, with a layout that briefly comprises: entrance porch through to the entrance hall with turned stairs to the first floor and access to a spacious through lounge/dining room, the kitchen is fitted with modern units and includes a built-in oven, hob and extractor. To the first floor are two generous bedrooms which are served by the family bathroom with separate WC. Externally is a low maintenance front garden, with a block paved driveway providing useful off street parking. A further block paved area in front of the garage provides hard standing space, with the rear garden enjoying a good degree of privacy.



## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed windows, glazed door through to the entrance hall.

### ENTRANCE HALL

Tiled flooring, turned staircase to the first floor with fitted carpet and under stairs storage cupboard, single radiator, access to:

### THROUGH LOUNGE/DINING ROOM

18'8 x 11'10 (5.69m x 3.61m)

Offering a good degree of natural light with uPVC double glazed windows to the front and rear aspects, feature fire surround with electric fire, fitted carpet, coving to ceiling, two single radiators, television point.

### KITCHEN

9'6 x 8'4 (2.90m x 2.54m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel rod handles and contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, white 'brick' style tiling to splashback, built-in electric oven with four ring gas hob above and three speed 'chimney' style extractor hood over, all finished in brushed stainless steel, recess with plumbing for washing machine, recess for tumble dryer, uPVC double glazed window to the rear aspect, tiled flooring, glazed door to the side, convector radiator, under stairs storage area currently housing a free standing fridge/freezer.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space housing gas central heating boiler.

### BEDROOM ONE

16'9 x 9'9 (5.11m x 2.97m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, built-in over stairs storage cupboard ideal for use as a wardrobe, single radiator.

### BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)

uPVC double glazed window to the rear aspect, free standing wardrobes, fitted carpet, single radiator.

### BATHROOM

Fitted with a modern two piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with mixer tap, PVC panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### SEPARATE WC

Fitted with a close coupled WC in white with matching PVC panelling to walls, uPVC double glazed window to the side aspect, convector radiator.

### OUTSIDE

The property features a part lawned front garden with brick boundary wall and block paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden, with a further block paved area in front of the garage providing hard standing space. The rear garden enjoys a high degree of privacy, with great potential.

### DETACHED GARAGE

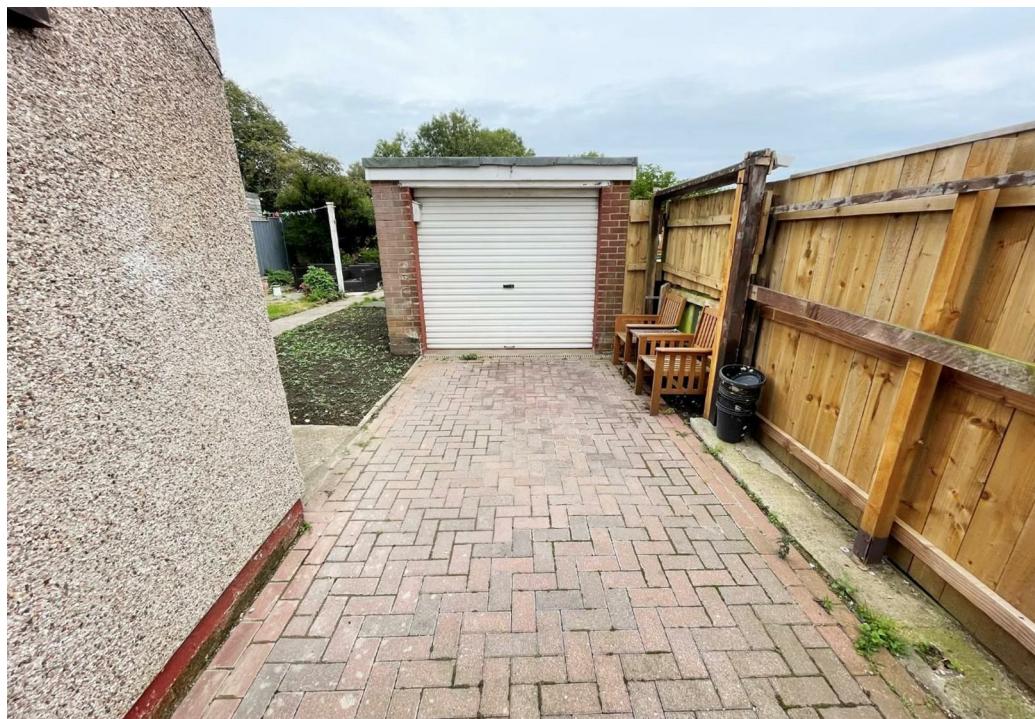
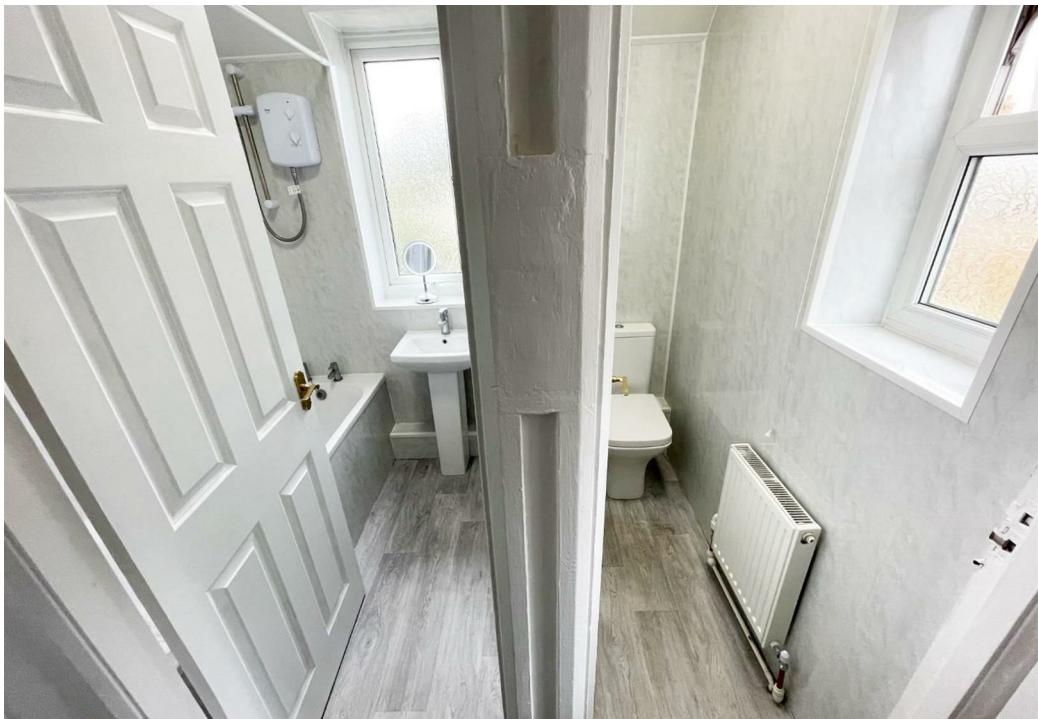
A detached brick built garage with roller door to the front, personal door from the rear garden, window to the rear.

### 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.

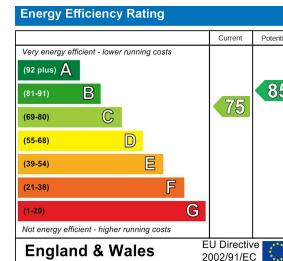
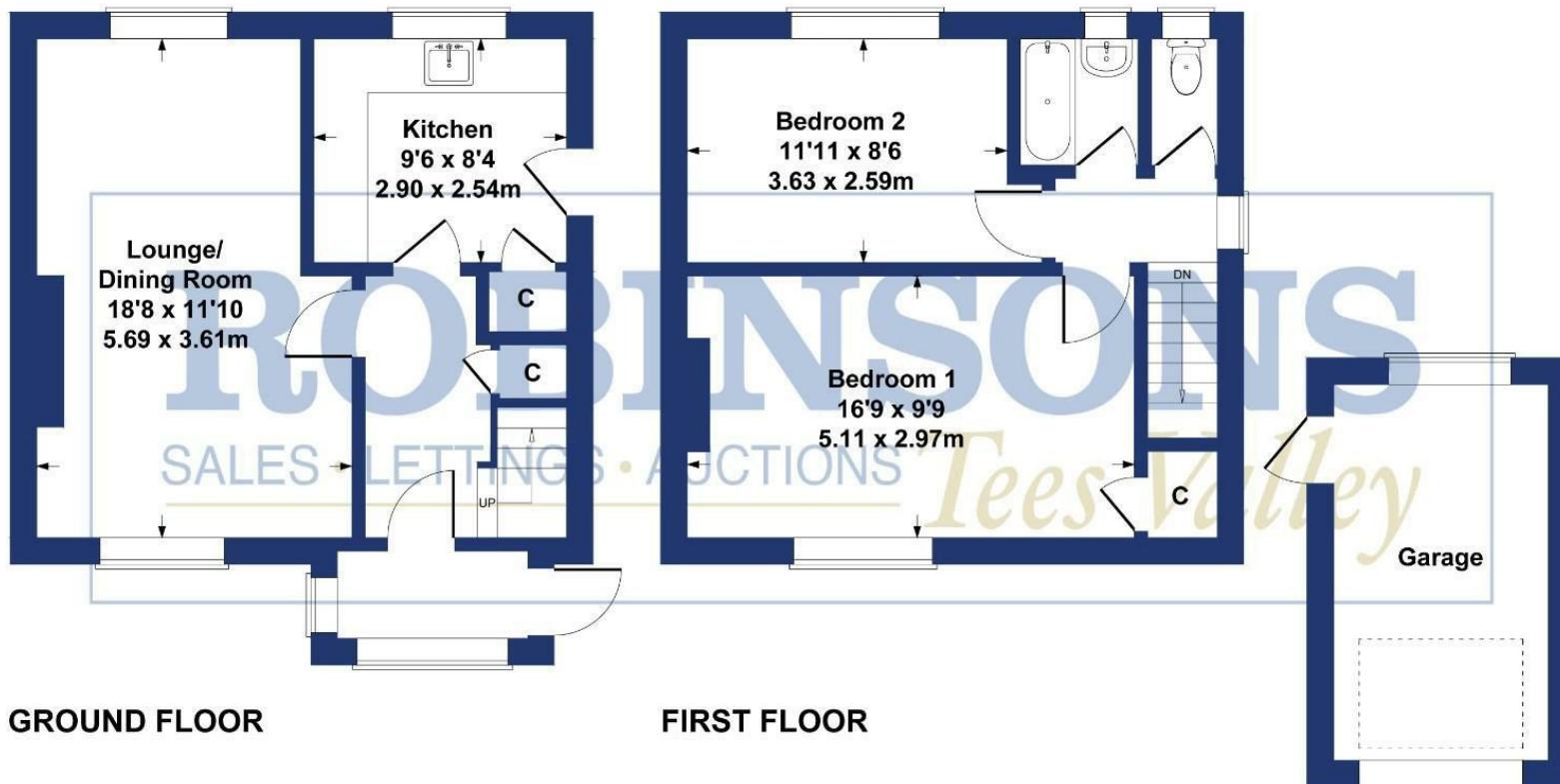






### Approximate Gross Internal Area

761 sq ft - 71 sq m  
(Excluding Garage)



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

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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