



Callander Road, Rossmere, TS25 3BD
3 Bed - House - Mid Terrace
£140,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Callander Road Rossmere Hartlepool TS25 3BD

An impressive THREE BEDROOM mid terraced property located in a popular part of the Rossmere Estate with the benefit of a generous SOUTH FACING REAR GARDEN and useful off street parking. An ideal purchase for a first time buyer or young family, with a modern kitchen/diner, upgraded bathroom, gas central heating and uPVC double glazing. The home further benefits from the recent addition of a external bar/summerhouse. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch, through to the hall which incorporates stairs to the first floor and access to a generous dual aspect lounge/dining room, the kitchen/diner features a modern range of white gloss units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are three good size bedrooms which are served by the family bathroom with separate WC. Externally is a low maintenance block paved front allowing useful off street parking. The generous enclosed rear garden has lawn and decked patio areas with a bar/summerhouse, ideal for entertaining. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, uPVC double glazed windows, modern laminate flooring, panelled ceiling with inset spotlighting, internal door through to the hall.

ENTRANCE HALL

Matching laminate flooring, spindled staircase to the first floor, radiator with cover included, glazed internal doors.

THROUGH LOUNGE/DINING ROOM

19'9 x 12'5 maximum dimensions (6.02m x 3.78m maximum dimensions)

A spacious through lounge/dining room with a large uPVC double glazed window to the front aspect and uPVC double glazed French doors from the dining area into the garden, wall mounted television point, convector radiator.

KITCHEN/DINER

18' x 13'10 maximum dimensions (5.49m x 4.22m maximum dimensions)

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, modern tiling to splashback, integrated dishwasher, space for 'American' style fridge/freezer, recess for washer and tumble dryer, concealed gas central heating boiler, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the front aspect, modern laminate flooring, useful under stairs storage cupboard, inset spotlights to the ceiling, modern vertical radiator.

FIRST FLOOR

LANDING

3'7 x 9'2 (1.09m x 2.79m)

uPVC double glazed window looking out to the rear garden, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

10'10 x 12'5 (3.30m x 3.78m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11'9 x 8'4 (3.58m x 2.54m)

uPVC double glazed window to the front aspect, fitted carpet, storage cupboard, single radiator.

BEDROOM THREE

8'5 x 9'4 (2.57m x 2.84m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BATHROOM

7'11 x 5'4 (2.41m x 1.63m)

Fitted with a modern two piece suite and chrome fittings comprising: panelled bath with central mixer tap and shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, attractive tiling to walls, inset spotlighting and panelling to ceiling, uPVC double glazed window to the rear aspect.

SEPARATE WC

2'7 x 4'10 (0.79m x 1.47m)

Fitted with a close coupled WC in white with matching part tiled walls, uPVC double glazed window to the rear aspect, coving to ceiling.

EXTERNALLY

The property features a block paved front allowing useful off street parking. The enclosed rear garden benefits from lawn, decked and pebbled areas, with fenced boundary, timber storage shed and summerhouse/bar included.

SUMMERHOUSE/BAR

7'8 x 13'6 (2.34m x 4.11m)

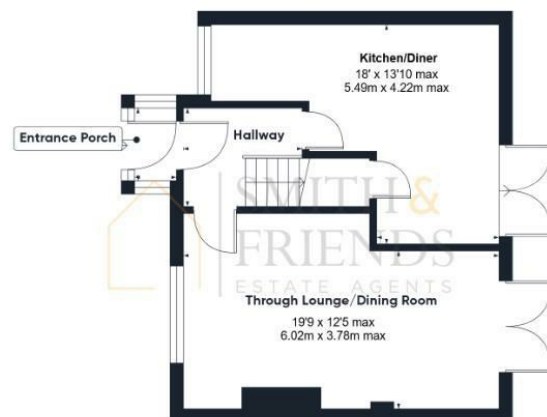
A great space for entertaining family and friends.

NB

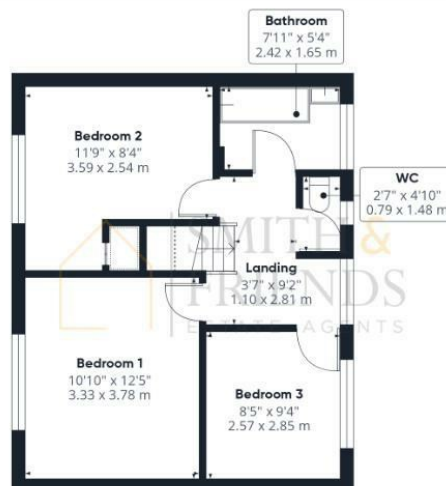
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



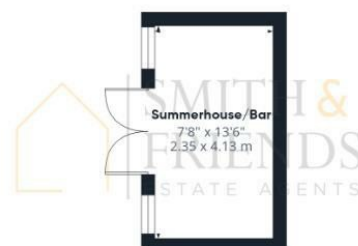
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]
1020 ft²
94.8 m²

(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.

GIRAFFE 360

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.

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



SMITH &
FRIENDS
ESTATE AGENTS