



**Barra Grove, Rossmere, TS25 3BU**  
**2 Bed - House - Semi-Detached**  
**Offers In Excess Of £75,000**

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## Barra Grove, Rossmere, TS25 3BU

**\*\*IN NEED OF MODERNISATION - WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY \*\*** An excellent two bedroom semi detached house which is offered for sale with NO UPPER CHAIN. Barra Grove is a small cul de sac which can be found in the highly regarded Rossmere area of Hartlepool. Features include gas central heating, uPVC double glazing and has solar panels. The floor plan briefly comprises: entrance porch, entrance hall, spacious through lounge, kitchen, two double bedrooms, both having fitted wardrobes, plus a bathroom and separate WC which has a white suite with an electric shower fitting over the bath. Externally are gardens to front and rear, the latter providing a high degree of privacy as it is not directly overlooked. A block paved driveway provides off street car parking. The property also has a detached garage. Internal viewing is a must to realise the potential of this home.

### GROUND FLOOR

#### ENTRANCE PORCH

Single brick construction, uPVC double glazed entrance door, door to:

#### ENTRANCE HALL

Staircase to first floor, under stairs storage cupboard.

#### THROUGH LOUNGE/DINER

18'7 x 11'9 into alcove narrowing to 9'10 overall (5.66m x 3.58m into alcove narrowing to 3.00m overa)

Rustic brick fire place with polished wood mantle, fitted gas fire.

#### KITCHEN

8'4 x 9'5 overall (2.54m x 2.87m overall)

Fitted with base and wall units with 'marble' effect working surfaces incorporating single drainer stainless steel sink unit, space for cooker, built-in storage cupboard, part glazed door to side access.

### FIRST FLOOR

#### LANDING

Hatch to loft space which we understand is the location of the gas central heating boiler.

#### BEDROOM 1 (front)

9'9 x 16'8 incl robe depth, overall (2.97m x 5.08m incl robe depth, overall)

Fitted sliding wardrobes to one wall with built-in storage cupboard to side, walk-in storage cupboard.

#### BEDROOM 2 (rear)

8'7 x 11'11 incl robe depth, overall (2.62m x 3.63m incl robe depth, overall)

Built-in double wardrobes with centre vanity area.

### BATHROOM

With a white suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, tiling to part walls.

#### SEPARATE WC

With white close coupled WC.

### OUTSIDE

The front garden is enclosed by a brick boundary wall and has a lawned area with planted borders. A block paved driveway provides off street car parking and could extend beyond the fence for additional parking and access to the detached garage. The enclosed rear garden enjoys a high degree of privacy as it is not directly overlooked.

#### DETACHED GARAGE

Has not been inspected.

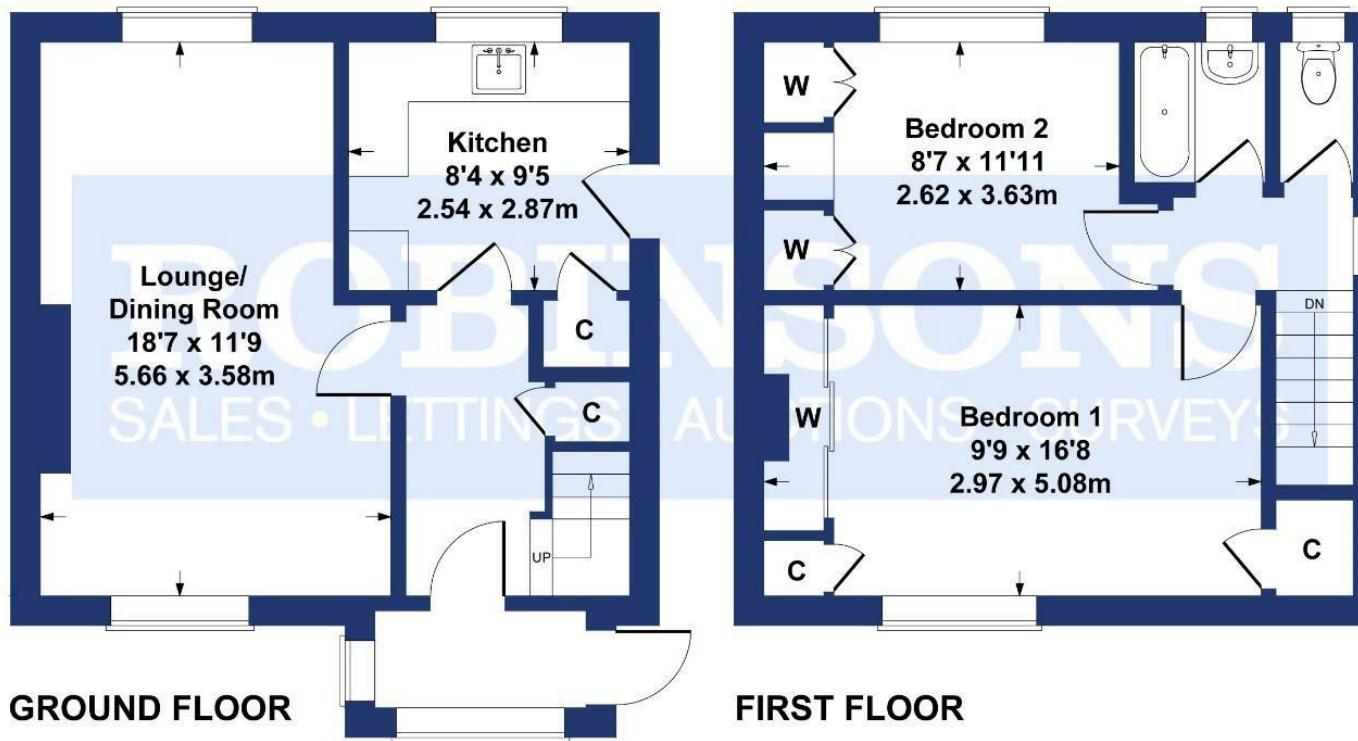
#### NB

We understand for the owners that the solar panels are leasehold.



# Barra Grove Hartlepool

Approximate Gross Internal Area  
761 sq ft - 71 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, 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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