



An impressive four-bedroom detached home offering modern, well-presented accommodation, enhanced by a rear garden room extension and a thoughtful garage conversion providing an additional reception room. Ideally suited to family living, the property benefits from landscaped gardens, off-street parking, gas central heating and uPVC double glazing.

The accommodation briefly comprises an entrance vestibule with stairs to the first floor, a generous front lounge and a spacious open-plan kitchen/diner leading through to the garden room. A useful utility room, guest cloakroom/WC and versatile additional reception room complete the ground floor. Upstairs are four good-sized bedrooms, an en-suite and a modern family bathroom.

Externally, an open-plan lawned front garden sits alongside a driveway providing off-street parking. The landscaped rear garden offers lawn and patio areas, with a useful storage shed included.

Rosebay Close is situated off Celandine Gardens within a popular part of the Bishop Cuthbert Estate. Internal viewing is highly recommended.

Rosebay Close, Hartlepool, TS26 0ZL

4 Bed - House - Detached

£260,000

EPC Rating:

Council Tax Band:

Tenure: Freehold



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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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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