



An impressive TWO BEDROOM end terraced property occupying a pleasant corner position on Dumfries Road with generous SOUTH FACING REAR GARDEN and useful off street parking. An ideal purchase for a first time buyer, with accommodation enhanced by a conservatory extension to the rear. The home further benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor, spacious lounge with fire surround and French doors into the conservatory, good size kitchen with built-in oven, hob and extractor, two spacious bedrooms and a modern bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a driveway providing useful off street parking for two cars. A pleasant side patio leads through to the rear garden with useful storage shed/outhouse included.

Dumfries Road is located off Rossmere Way, close to the park and within a short stroll of local schools and amenities. VIEWING RECOMMENDED.

Dumfries Road, Hartlepool, TS25 5ED

2 Bedroom - House - End Terrace

£120,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Dumfries Road, Hartlepool, TS25 5ED



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, 'laminated' effect vinyl flooring, staircase to the first floor with fitted carpet, radiator with cover included, access to:

LOUNGE

10'6 x 17'5 (3.20m x 5.31m)

A spacious lounge with uPVC double glazed bay window to the front aspect, modern fire surround and electric fire, fitted carpet, coving to ceiling, double radiator, uPVC double glazed French doors to the conservatory.

CONSERVATORY EXTENSION

11'11 x 10'9 (3.63m x 3.28m)

uPVC double glazed conservatory extension with French doors to the rear garden, modern laminate flooring, lighting and sockets.

KITCHEN

10'11 x 15'8 (3.33m x 4.78m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with four ring touch hob above and extractor hood over, integrated fridge/freezer, integrated dishwasher, uPVC double glazed windows to the side and rear aspects, uPVC double glazed side door to the patio, 'laminated' effect vinyl flooring, double radiator, under stairs area with fitted worktop and plumbing below for washing machine.

FIRST FLOOR

LANDING

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

BEDROOM ONE

8'8 x 15'8 (2.64m x 4.78m)

A good size dual aspect master bedroom, with two uPVC double glazed windows, built-in wardrobes, fitted carpet, single radiator.

BEDROOM TWO

11'1 x 9'9 (3.38m x 2.97m)

Currently used as a guest bedroom, with uPVC double glazed window to the side aspect, fitted carpet, single radiator, over stairs storage cupboard/wardrobe.

BATHROOM/WC

7'10 x 5'6 (2.39m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment over, protective glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, low level WC, tiling to splashback, panelling and inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance front garden enclosed by a brick boundary wall, whilst a driveway provides useful off street parking for two cars. A gate opens to a pleasant side patio area and through to the south facing rear garden, with lawn, fenced boundaries and useful outhouse/storage.

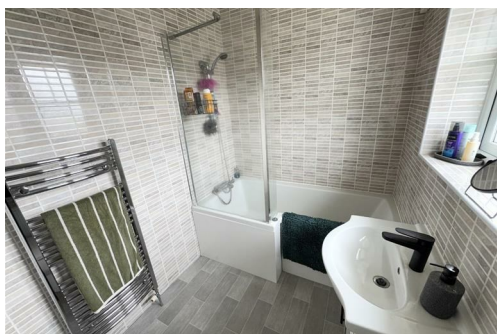
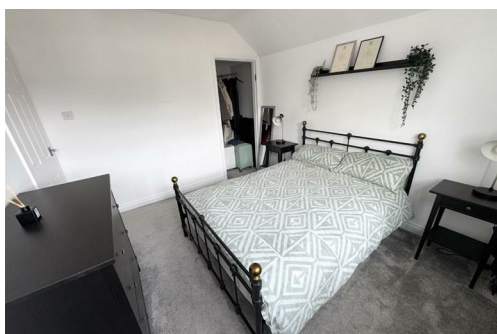
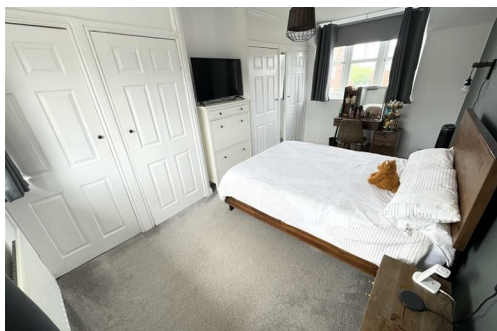
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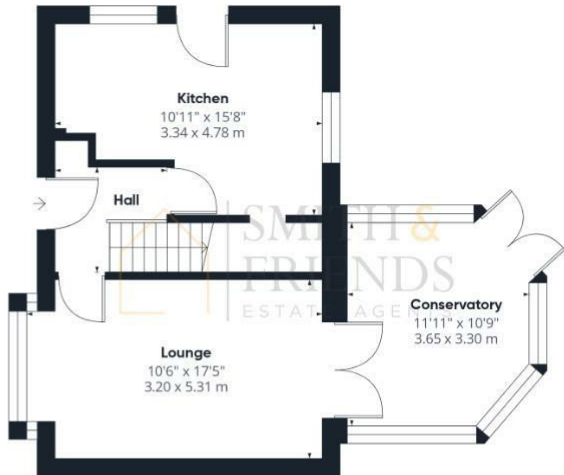
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Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their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



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Approximate total area⁽¹⁾
894 ft²
83 m²

(1) Excluding balconies and terraces

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.

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		
	67	81
England & Wales		EU Directive 2002/91/EC

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