

Rosthwaite Close, TS24 8RE
2 Bed - House - Mid Terrace
Offers In Excess Of £89,950

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

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Place like home
















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Rosthwaite Close, TS24 8RE

*** INVESTMENT OPPORTUNITY *** A pleasantly positioned two bedroom mid terraced property which overlooks a small green to the front, features a south facing front garden and low maintenance enclosed rear garden. The property is offered to the market with a long term tenant in situ (10 years). The accommodation features uPVC double glazing, gas central heating with recently upgraded boilers and briefly comprises: direct entrance into a spacious lounge with fire surround and stairs to the first floor, full width kitchen/diner with door to the rear garden, two bedrooms and a central shower room/wet room. Externally are low maintenance gardens, with an allocated parking space to the side. Rosthwaite Close is located on the popular Bakers Mead development, close to amenities and a short drive from the Marina.

GROUND FLOOR

ENTRANCE
Access to the front via double glazed entrance door with direct access into the lounge.

FRONT LOUNGE
15'5 x 11'8 (4.70m x 3.56m)
A comfortable lounge with uPVC double glazed window to the front aspect, 'laminate' effect flooring, turned staircase to the first floor, feature fire surround, dado rail, radiator, access to:

KITCHEN/DINER
11'9 x9'1 (3.58m x2.77m)
Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing electric cooker, recess for washing machine, space for additional appliances, gas central heating boiler, two uPVC double glazed windows to the rear aspect, door to the rear garden, double radiator.

FIRST FLOOR

LANDING
Hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE
11'9 x9'1 (3.58m x2.77m)
A good size master bedroom with uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM TWO
11'9 x 7'3 (3.58m x 2.21m)
uPVC double glazed window to the front aspect, single radiator.

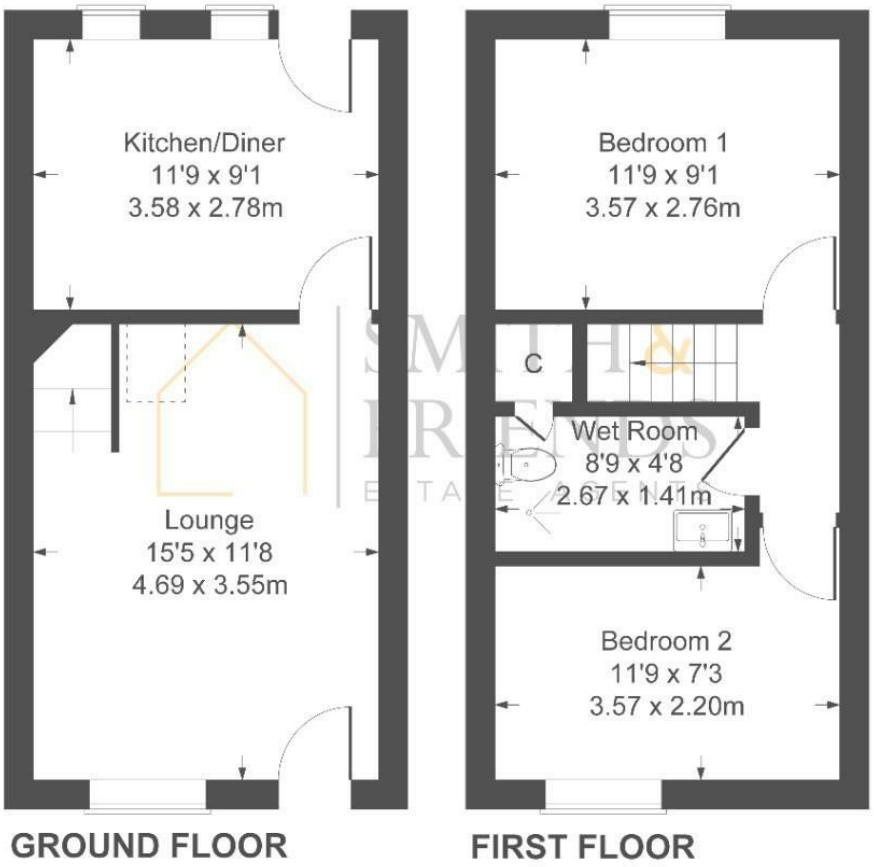
SHOWER ROOM / WET ROOM
8'9 x 4'8 (2.67m x 1.42m)
Walk-in shower area with electric shower, pedestal wash hand basin and low level WC, tiling to splashback, grip flooring, built-in storage cupboard, single radiator.

EXTERNALLY
The property is set back overlooking a pleasant green to the front, the enclosed south facing front garden incorporates lawn, fenced boundaries and paved walkway. To the rear is a good size garden with artificial turf, block paving and timber storage shed. An allocated parking space is located to the side of the property.

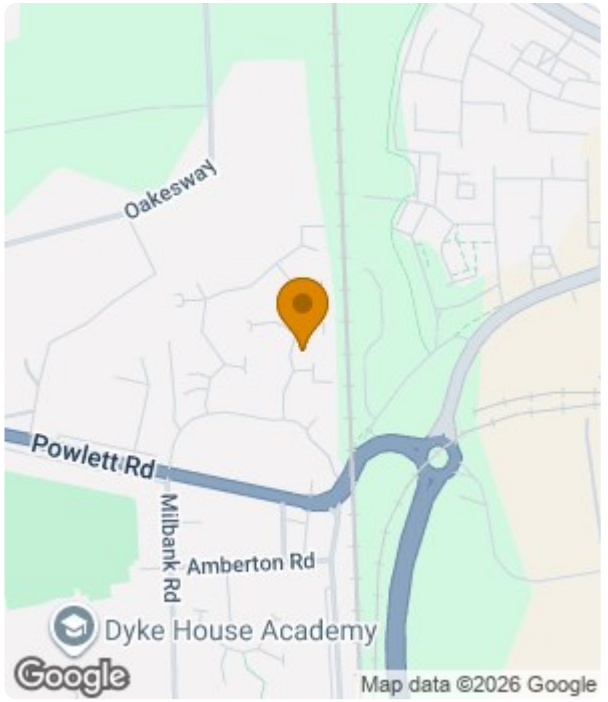
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

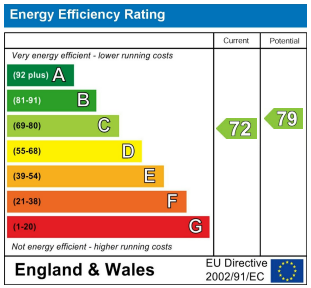
Rosthwaite Close

Approximate Gross Internal Area
581 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





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.

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