



Caithness Road, Rossmere, TS25 3AN
2 Bed - House - Mid Terrace
£85,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

*****WAS £92,500*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious TWO BEDROOM mid terraced property on Caithness Road in a popular part of the Rossmere estate, with the benefit of a generous rear garden. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity, with modern kitchen and bathroom, gas central heating via Baxi boiler and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to the dual aspect lounge with modern electric fire, the kitchen/breakfast room includes a built-in oven and hob, whilst to the first floor are two good sized bedrooms that are served by a modern upgraded bathroom which incorporates a three piece white suite and chrome fittings. Externally is a south facing front with lawned garden and potential for off street parking, the generous enclosed rear is predominantly lawned. Caithness Road has easy access to Catcote Road with schools and amenities close by. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with laminate flooring, stairs to the first floor, modern panelled radiator, access to lounge and kitchen.

LOUNGE

15'8 x 10'5 (4.78m x 3.18m)

A spacious dual aspect lounge with uPVC double glazed windows to both the front and rear, laminate flooring, modern wall mounted electric fire, modern wall mounted panelled radiator.

KITCHEN/BREAKFAST ROOM

14'1 x 11'1 (4.29m x 3.38m)

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, built-in electric oven with separate four ring gas hob, white 'brick' style tiling to splashback, space for free standing appliances, uPVC double glazed windows to both the front and rear aspects, laminate flooring, uPVC double glazed door to the rear, under stairs storage cupboard with Baxi gas central heating boiler, modern panelled radiator.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, hatch to loft space.

BEDROOM ONE

15'8 x 10'5 (4.78m x 3.18m)

A good sized master bedroom with uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

BEDROOM TWO

14'7 x 9'11 (4.45m x 3.02m)

uPVC double glazed window to the front aspect, single radiator.

BATHROOM/WC

7'10 x 5'5 (2.39m x 1.65m)

Fitted with a modern three piece white suite and chrome fittings comprising: tiled panelled bath with chrome dual taps and chrome shower over with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

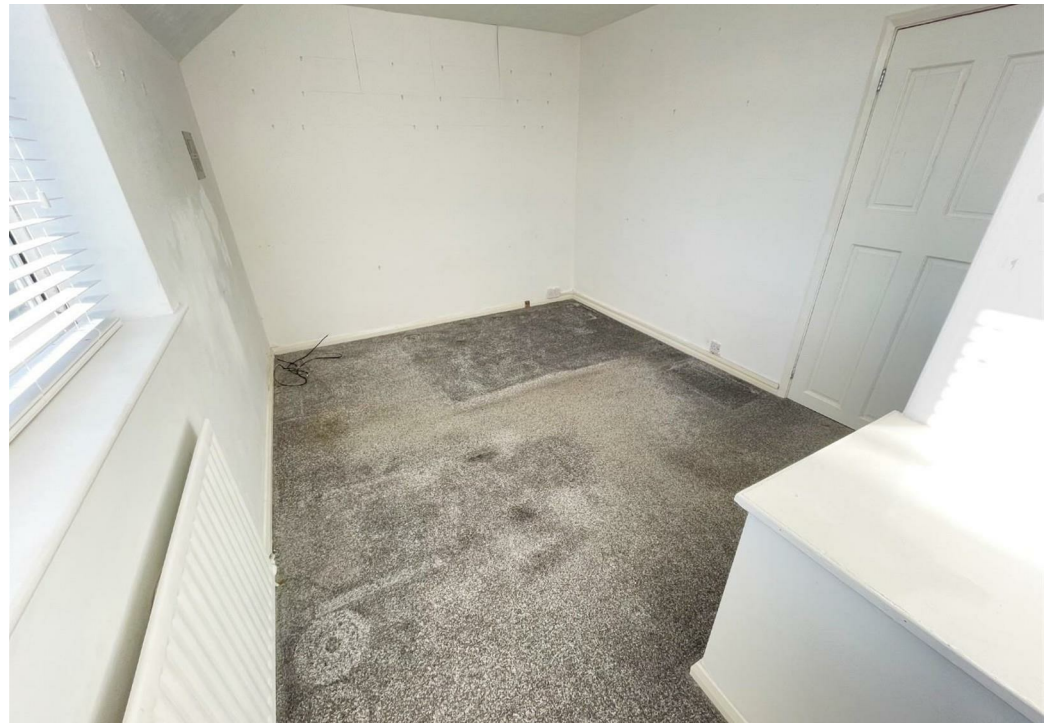
OUTSIDE

The property features a south facing, lawned front garden with brick boundary wall and paved walkway. The enclosed rear garden is generous in size, being predominantly lawned.

NB

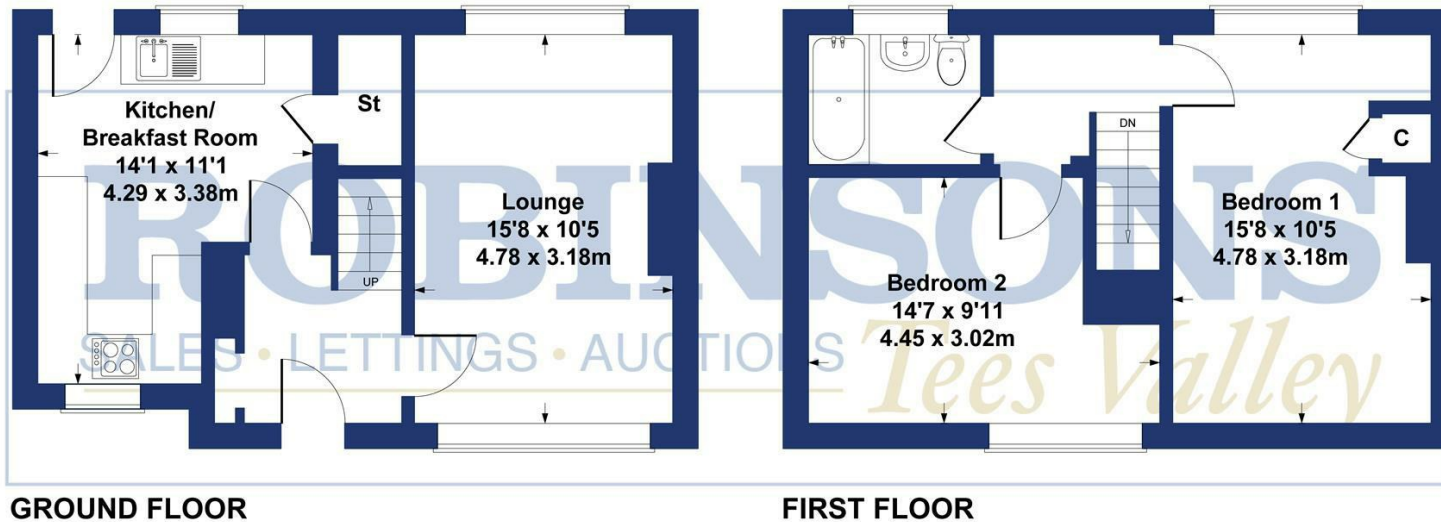
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Caithness Road

Approximate Gross Internal Area
783 sq ft - 73 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



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		
England & Wales		
		EU Directive 2002/91/EC

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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