



**Rowell Street, Hartlepool TS24 0QE**

**welcome to**

## **Rowell Street, Hartlepool**

This immaculately presented, 3 Bedroomed, mid terraced home has undergone major refurbishment over recent years to make this a stunning family home. Situated within a stones throw to the beach.

### **Entrance Lobby**

### **Entrance Hallway**

Radiator, staircase to First Floor, understairs pantry cupboard.

### **Front Reception Room / Lounge**

13' 7" into alcove x 13' 3" excluding bay ( 4.14m into alcove x 4.04m excluding bay )

Double glazed sash Bay window to front, feature style period fireplace with open fire, coved cornicing, dado rail, radiator.

### **Rear Reception Room**

11' 5" x 14' 5" into alcoves ( 3.48m x 4.39m into alcoves )  
UPVC double glazed window to rear, open fireplace with gas log burning fire, coved cornicing, radiator, spotlighting.

### **Kitchen**

9' 1" x 7' 10" ( 2.77m x 2.39m )

Fitted with a range of wall and base units with complementing working surfaces and co-ordinating splashback, inset stainless steel sink/drain unit with chrome mixer tap, built in electric oven with gas hob plus brushed stainless steel extractor hood over, plumbing and recess for washing machine, window to side, door to side, radiator.

### **First Floor**

### **Landing**

Storage cupboard.

### **Bedroom 1**

10' 4" x 14' 9" Max ( 3.15m x 4.50m Max )

Window to rear, built in storage, radiator.

### **Bedroom 2**

9' 4" x 15' Into bay ( 2.84m x 4.57m Into bay )

Bay window to front, built in wardrobes, radiator.

### **Bedroom 3**

6' 6" x 9' 10" ( 1.98m x 3.00m )

Window to front, radiator.

### **Attic Room**

Velux window, radiator, storage to eaves.

### **Family Bathroom**

Refitted suite , Dual aspect UPVC double glazed opaque windows to the side, bath with mixer tap and shower over, vanity wash hand basin, low level low flush WC, heated towel rail, attractive tiling, storage cupboard.





**Externally**

**Front**

On street parking.

**Rear Yard**



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## Rowell Street, Hartlepool

- 2 RECEPTION ROOMS
- ATTIC ROOM
- ON STREET PARKING
- CLOSE TO SEA FRONT
- PERIOD STYLE FEATURES WITH MODERN EDGE

Tenure: Freehold EPC Rating: Awaited

**£190,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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