



**Roseberry Road, Hartlepool TS26 8JZ**

**welcome to**

## **Roseberry Road, Hartlepool**

ATTENTION FIRST TIME BUYERS! This stunning, extended, three bedroom, semi-detached home is ready to move into. This home is a true credit to the current owners, early viewings are highly recommended to appreciate the specification and accommodation on offer.

### **Entrance Hallway**

Entered via composite door, staircase to first floor, window panel to the side of the door, parquet effect flooring, radiator, door leading to lounge and open plan kitchen/diner, built in overstairs storage.

### **Reception Room 1**

11' 10" maximum x 13' 2" into bay window ( 3.61m maximum x 4.01m into bay window )  
UPVC double glazed box bay window to front, radiator, built in shelving in the alcoves, parquet effect laminate flooring.

### **Kitchen / Diner / Living**

20' 11" maximum x 17' 8" maximum ( 6.38m maximum x 5.38m maximum )  
Polished concrete floor.

Living area - radiator, TV point, spotlights to ceiling.

Kitchen - bespoke made to measure kitchen with a pantry cupboard, oak sprayed black with birchwood working surfaces and matching upstands plus birch interiors, inset black sink/drainers with swan neck mixer tap, integrated electric oven, electric hob, plus charcoal extractor, cupboard housing tumble dryer and plumbing and recess for washing machine, central island with space for seating, 2 skylight windows to the rear, UPVC double glazed window to side.

Dining - space for dining, wall mounted vertical radiator, UPVC double glazed sliding door to rear garden.

### **Downstairs W C**

Pipework ready for the toilet to go in to, vendors will decide if that is going to be there or not at a later date.

### **First Floor Landing**

UPVC double glazed window to side, birch ply banister.

### **Bedroom 1**

9' 7" excluding wardrobes x 15' 11" ( 2.92m excluding wardrobes x 4.85m )  
UPVC double glazed window to front, radiator, 4 door built in wardrobes, loft hatch access (which has a pull down ladder, boarded for storage).

### **Bedroom 2**

10' 7" x 11' ( 3.23m x 3.35m )  
UPVC double glazed window to rear, radiator, 3 door built in wardrobes.

### **Bedroom 3**

7' x 7' 10" ( 2.13m x 2.39m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

Sumptuous, UPVC double glazed window to side, free standing bath with central mixer taps and handheld shower attachment, wall mounted anthracite grey vertical radiator, built in storage cupboard, part tiled walls, tiled floor, wall hung wash hand basin with vanity unit, low level low flush WC which is a concealed cistern.







## Externally

### Front

Fence enclosed, planted boarder, walkway to front door.

### Rear Garden

Decked area, lawned area, planted borders, brick built storage shed, decking area, wooden gate to the side for access, west facing, outdoor sockets and lights.



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## Roseberry Road, Hartlepool

- EXTENDED
- STUNNING
- READY TO MOVE INTO
- SUMPTUOUS BATHROOM
- WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: C

**£160,000**



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