



Rosedale Avenue, TS26 9QL  
3 Bed - House - Semi-Detached  
£240,000

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



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# Rosedale Avenue Hartlepool TS26 9QL

\*\*\* VIEWING RECOMMENDED \*\*\* A beautifully upgraded THREE BEDROOM semi-detached property offering spacious accommodation with TWO RECEPTION ROOMS. The home would make an ideal purchase for family requirements and further benefits from a stunning refitted kitchen, impressive bathroom, gas central heating and uPVC double glazing. Extended behind the garage with the addition of a useful utility room and guest WC whilst briefly comprising; inviting entrance hall with stairs to the first floor and access to both reception rooms, the bay fronted lounge includes an attractive feature fire surround and gas fire whilst the rear reception room offers seating and dining space with a recessed log burner style fire and French doors to the rear garden. The kitchen is fitted with a quality range of units to base and wall level with integrated oven, microwave/grill and hob . A useful utility room with integral door to the garage and guest WC complete the ground floor. To the first floor are three bedrooms and a good size family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway providing useful off street parking whilst leading to the larger than average garage. The enclosed rear garden includes a patio area, lawn and planted borders. Rosedale Avenue is situated between Linden Grove and Glendale Avenue, close to schools and within easy reach of Hartlepool town centre.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching side screens, fitted with modern laminate flooring, stairs to the first floor with fitted carpet and under stairs storage cupboard, coving to ceiling, convector radiator,

### FRONT LOUNGE

15'0 into bay x 12'4 (4.57m into bay x 3.76m)

A spacious lounge with large uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset chrome gas fire, fitted carpet, coving to ceiling, convector radiator.

### REAR RECEPTION ROOM

14'10 x 11'4 (4.52m x 3.45m)

Offering seating and dining space whilst including a recessed log burner style fire with oak mantle above, uPVC double glazed French doors to the rear garden with matching side screens, attractive flooring, radiator with cover included.

### KITCHEN

13'9 x 6'9 (4.19m x 2.06m)

A stunning kitchen fitted with a quality range of units to base and wall level with complimenting work surfaces incorporating an inset single drainer ceramic sink unit with chrome mixer tap, intergrated electric self clean oven with microwave/grill above, separate four ring hob above, attractive tiled splashback, three draw base unit, uPVC double glazed bow window to the rear aspect, attractive flooring, modern vertical radiator.

### UTILITY ROOM

7'8 x 6'5 (2.34m x 1.96m)

Matching worktop and base level unit, recess for washing machine, recess for free standing fridge/freezer, tiled splashback, attractive flooring, uPVC double glazed door to the rear, convector radiator, integral door to the garage.

### GUEST WC

4'7 x 3'7 (1.40m x 1.09m)

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with chrome mixer tap and vanity unit below, WC with matching white gloss back and vanity area above, extractor fan, chrome heated towel radiator.

## FIRST FLOOR

### LANDING

Attractive stained glass window to the side, fitted carpet, coving to ceiling.



## BEDROOM ONE

15'7 x 11'9 (4.75m x 3.58m)

A good size master bedroom with large uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

## BEDROOM TWO

14'6 x 10'2 (4.42m x 3.10m)

Built in storage/wardrobes to both alcoves, uPVC double glazed curved bay window to the rear aspect, fitted carpet, coving to ceiling, curved radiator to bay.

## BEDROOM THREE

7'4 x 6'5 (2.24m x 1.96m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

## FAMILY BATHROOM

9'2 x 6'6 (2.79m x 1.98m)

Fitted with an impressive four piece suite and chrome fittings comprising; free standing bath with mixer tap and shower attachment over, corner shower cubicle with overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the rear aspect, spot lights to ceiling, chrome heated towel radiator.

## EXTERNALLY

The property features a low maintenance front garden with a block paved drive allowing useful off street parking in front of the garage. The enclosed rear garden incorporates patio, lawn, planted border, fenced boundaries, external lighting and socket.

## LARGER THAN AVERAGE GARAGE

20'9 x 8'6 (6.32m x 2.59m)

A larger than average garage accessed via remote controlled up and over door, light, sockets, fitted units for storage, integral door from the utility room.

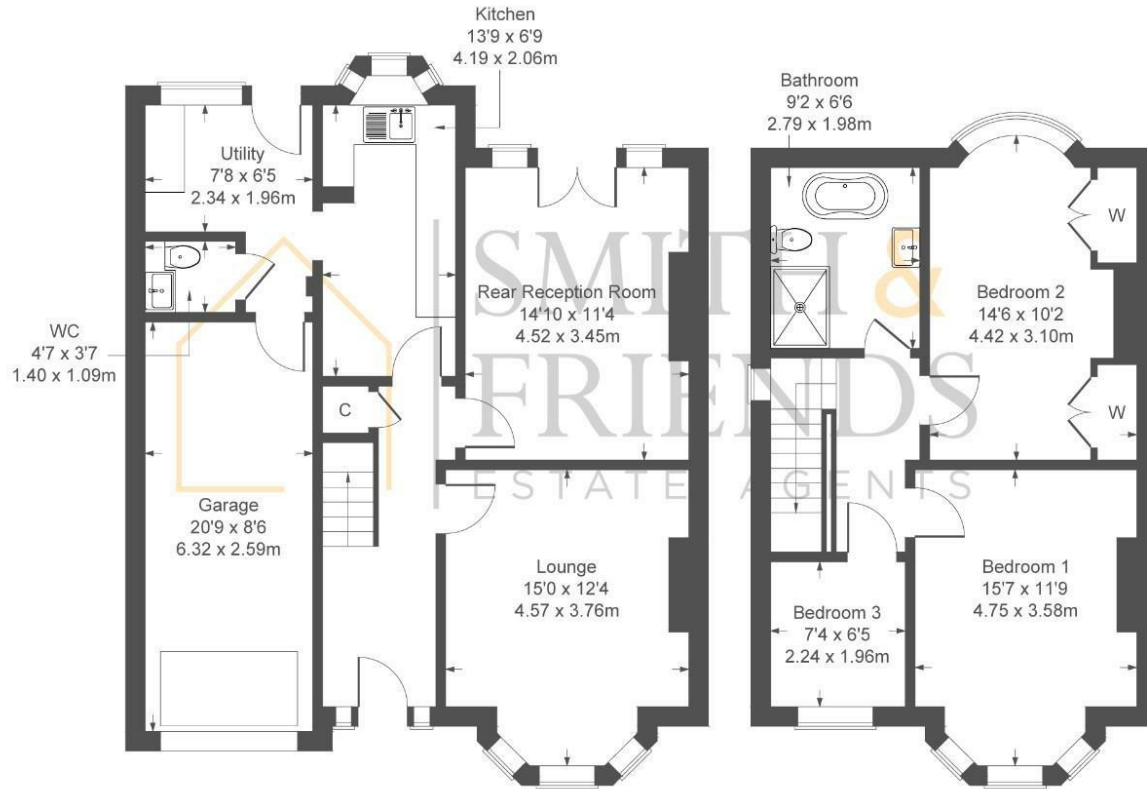
## NB

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.



# Rosedale Avenue

Approximate Gross Internal Area  
1364 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2024  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	81
(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	



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