



A spacious THREE BEDROOM end terraced property offering EXTENDED ACCOMMODATION with two reception rooms and a generous kitchen/diner. The home is in need of updating yet offers great potential and comes with an internal viewing recommended. Located in the popular Rossmere area of Hartlepool, close to Rossmere Park and St Teresa's Primary School. An ideal purchase for a first time buyer or possible investment opportunity, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a useful utility room/ground floor shower room, lounge with access into the second reception room and through to the extended kitchen/diner. To the first floor are three good size bedrooms and the family bathroom. Externally the property benefits from off street parking to the front, with a generous enclosed rear garden (in need of attention). Argyll Road is located off Ardrossan Road with easy access to Brierton Lane.

**Argyll Road, Hartlepool, TS25 5HJ**

**3 Bed - House - End Terrace**

**£105,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door to the side, tiled flooring, turned staircase to the first floor with stained glass double glazed window to the side, under stairs storage area, access to:

### UTILITY/GROUND FLOOR SHOWER ROOM

**10' into shower x 6' (3.05m into shower x 1.83m)**

Walk-in shower area with electric shower, wall mounted wash hand basin with dual taps, tiling to walls and flooring, double glazed windows to the side and rear aspects, gas central heating boiler, access to WC.

### WC

Fitted with a wall mounted WC, matching tiling to walls and flooring.

### LOUNGE

**13'4 x 11'4 (4.06m x 3.45m)**

uPVC double glazed window to the front aspect, feature fire surround with inset 'coal' effect gas fire, storage to alcove, double radiator, access to:

### SECOND RECEPTION ROOM

**10'2 x 9' (3.10m x 2.74m)**

uPVC double glazed door to the front aspect, door into the kitchen, picture rail, double radiator.

### KITCHEN/DINER

**15' x 11'10 (4.57m x 3.61m)**

Fitted with a range of units to base and wall level with tiled worktops and a mixture of tiling and panelling to splashback areas, inset double drainer stainless steel sink, space for free standing appliances, eye-level electric oven, built-in storage cupboard with overhead storage space, tiled flooring, double glazed window to the rear aspect, uPVC double glazed door to the rear, double radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, double glazed window to the side aspect, hatch to loft space.

### BEDROOM ONE

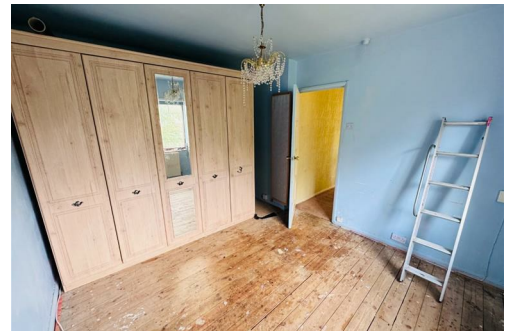
**13'10 x 10' (4.22m x 3.05m)**

Double glazed window overlooking the rear garden, double radiator.

### BEDROOM TWO

**11' x 10'2 (3.35m x 3.10m)**

uPVC double glazed window to the front aspect, storage to alcove, double radiator.



**BEDROOM THREE**

9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to the side aspect, single radiator.

**FAMILY BATHROOM/WC**

8' x 5' (2.44m x 1.52m)

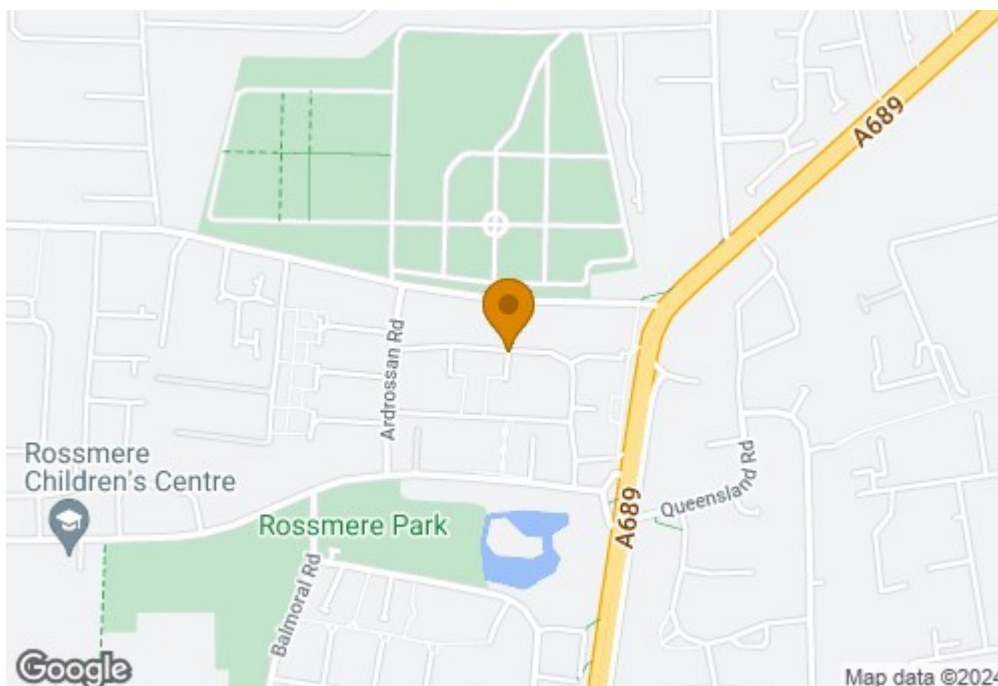
Incorporating a three piece suite comprising: bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, low level WC, tiling to walls, double glazed window to the rear aspect, additional glazed window to the rear aspect, double radiator.

**EXTERNALLY**

The property benefits from gardens to the front and rear, the front being part paved to allow useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which is generous in size and in need of maintenance.

**NB**

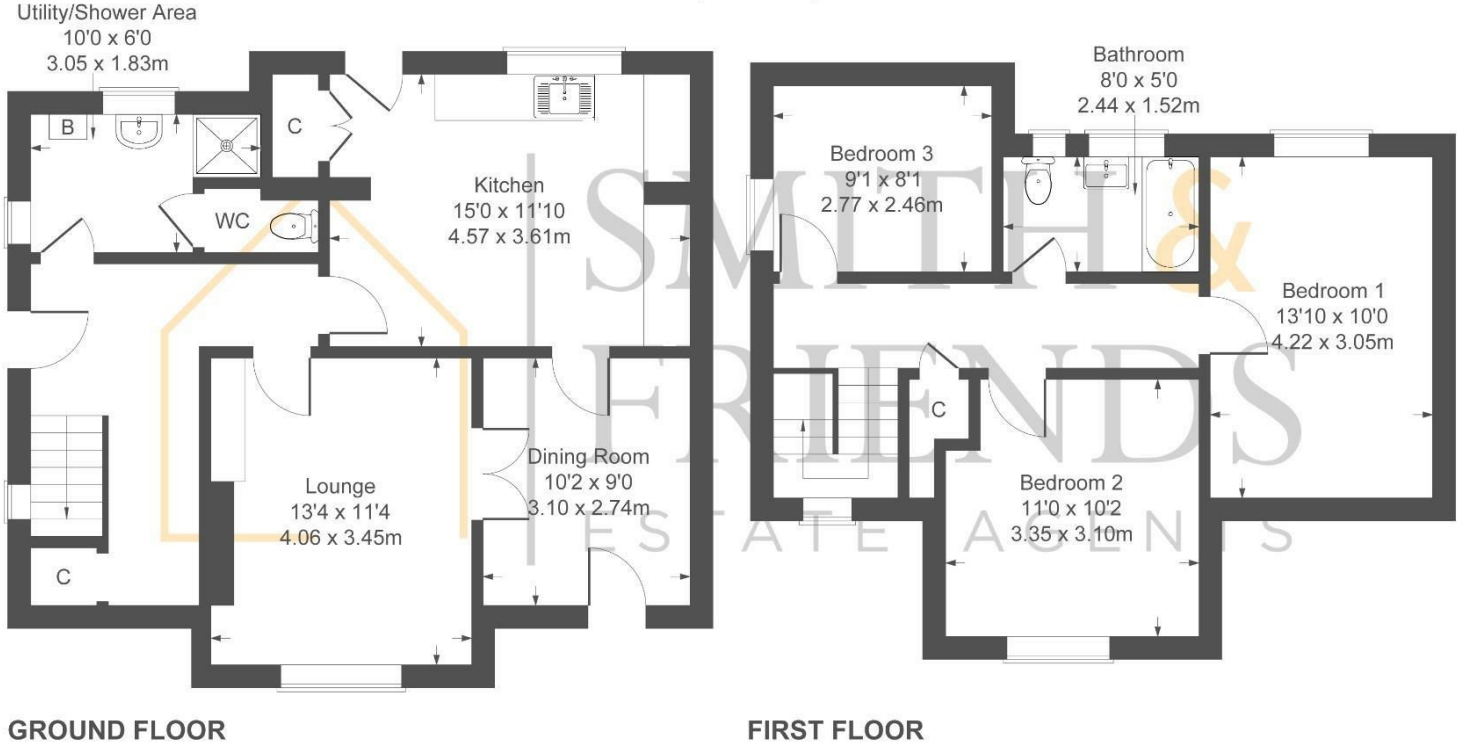
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Argyll Road, Hartlepool, TS25 5HJ

## Argyll Road

Approximate Gross Internal Area  
1193 sq ft - 111 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 65                      | 79        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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