



88 Rostwaite Close Hartlepool TS24 8RE.

We are acting in the sale of the above property and have received an offer of £65,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts takes place.

**** NO CHAIN ** IDEAL INVESTMENT OPPORTUNITY **** A realistically priced two bedroom terraced house. Briefly comprising: lounge and kitchen/diner to the ground floor, whilst to the first floor are two bedrooms and a shower room/WC. Externally are gardens to front and rear. Rostwaite Close is located on the modern Bakers Mead development in Hartlepool which is within close proximity of all local amenities.

Rostwaite Close, Bakers Mead, Hartlepool, TS24 8RE

2 Bed - House - Mid Terrace

Chain Free £65,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Rosthwaite Close, Hartlepool, TS24 8RE

GROUND FLOOR

LOUNGE 15'5 x 11'9 (4.70m x 3.58m)

uPVC double glazed entrance door, window to front, staircase to first floor, radiator.

DINING KITCHEN 11'9 x 9'1 (3.58m x 2.77m)

Wall, base and drawer units, inset sink and drainer, window to rear, glass panelled door to rear.

FIRST FLOOR

BEDROOM 1 (front) 11'9 x 7'2 (3.58m x 2.18m)

Window to front, radiator.

BEDROOM 2 (rear) 11'9 x 9'1 (3.58m x 2.77m)

Window to rear, radiator.

FAMILY SHOWER ROOM/WC

Shower cubicle, close coupled WC, pedestal wash hand basin, radiator.

EXTERNALLY

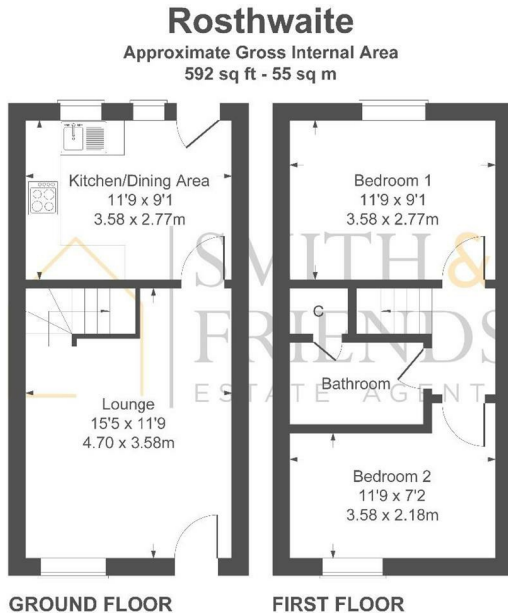
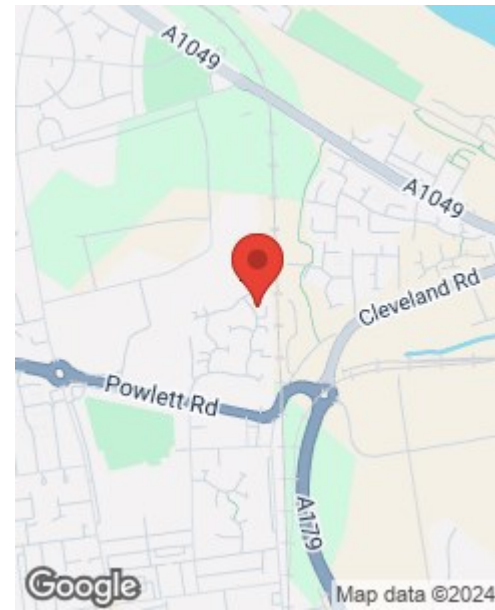
Externally are gardens to front and rear.

NB 1

All services/appliances have not and will not be tested.

NB 2

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.



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, conveyancing and removal 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		91
(81-91)	B		
(69-80)	C	76	
(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

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

