



Rosedale Avenue, TS26 9QL
3 Bed - House - Semi-Detached
£214,995

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



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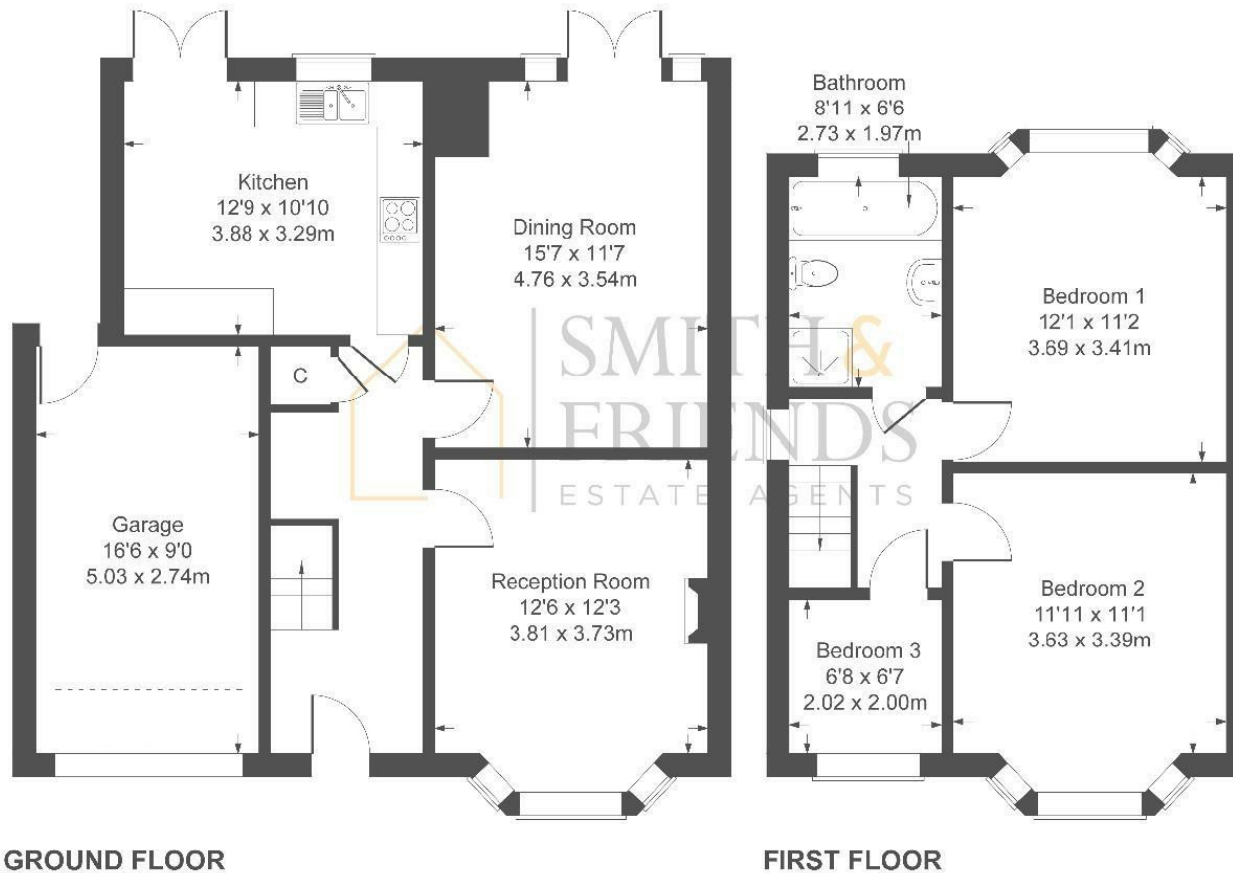
Rosedale Avenue, TS26 9QL

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A spacious three bedroom semi-detached property offering accommodation ideal for family requirements with TWO RECEPTION ROOMS. The property further benefits from a modern upgraded kitchen, impressive bathroom, gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: welcoming entrance hall with stairs to the first floor, two reception rooms, the rear featuring French doors to the garden. The kitchen is fitted with attractive units to base and wall level with a range of built-in appliances included. To the first floor are three bedrooms and the family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance front, with a double width driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden has lawn and patio areas. Rosedale Avenue is located between Glendale Avenue and Linden Grove. Hartlepool town centre and a number of local schools are situated within walking distance. VIEWING RECOMMENDED.



Rosedale

Approximate Gross Internal Area
1259 sq ft - 117 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(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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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.