



A deceptively spacious two bedroom semi-detached property occupying a pleasant set back position on Alloa Grove, in a popular part of the Rossmere Estate. The accommodation features two good size bedrooms and a useful utility room/play room to the side. An ideal purchase for a first time buyer or young family, overlooking a large green to the front. The property further benefits from a modern kitchen and bathroom, gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, spacious lounge/dining room, modern kitchen, utility/play room, two good size bedrooms and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally the property offers ample off street parking to the front and a generous rear garden with summerhouse included. Alloa Grove is located off Argyll Road with easy access to schools and amenities. **VIEWING RECOMMENDED.**

Alloa Grove, Hartlepool, TS25 5HG
2 Bedroom - House - Semi-Detached
£124,995
EPC Rating:
Tenure: Freehold
Council Tax Band: A



GROUND FLOOR

ENTRANCE HALL

9'9 x 5'1 (2.97m x 1.55m)

Accessed via uPVC double glazed entrance door with matching side screens, stairs to the first floor, fitted carpet, single radiator.

LOUNGE/DINING ROOM

18'6 x 11'11 (5.64m x 3.63m)

A spacious through lounge/dining room with uPVC double glazed windows to the front and rear aspects, chimney breast with fire recess and tiled back, fitted carpet, coving to ceiling, two radiators.

KITCHEN

8'4 x 9'8 (2.54m x 2.95m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink and mixer tap, built-in electric oven with four ring gas hob above and extractor over, all finished in brushed stainless steel, tiled splashback, contrasting tiled flooring, space for washing machine and dishwasher, uPVC double glazed window to the rear aspect, under stairs storage cupboard, inset spotlights, modern radiator.

PLAY ROOM / UTILITY SPACE

11'8 x 6'8 (3.56m x 2.03m)

Offering a variety of uses with uPVC double glazed window to the front aspect, uPVC double glazed door to the rear garden, 'tile' effect vinyl flooring, inset spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space with pull down access ladder.

BEDROOM ONE

9'9 x 14'6 (2.97m x 4.42m)

A good size master bedroom with wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, storage cupboard, single radiator.

BEDROOM TWO

8'8' x 11'6 (2.64m' x 3.51m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BATHROOM/WC

5'5 x 8'2 (1.65m x 2.49m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, uPVC double glazed windows to the front and rear aspects, single radiator.

EXTERNALLY

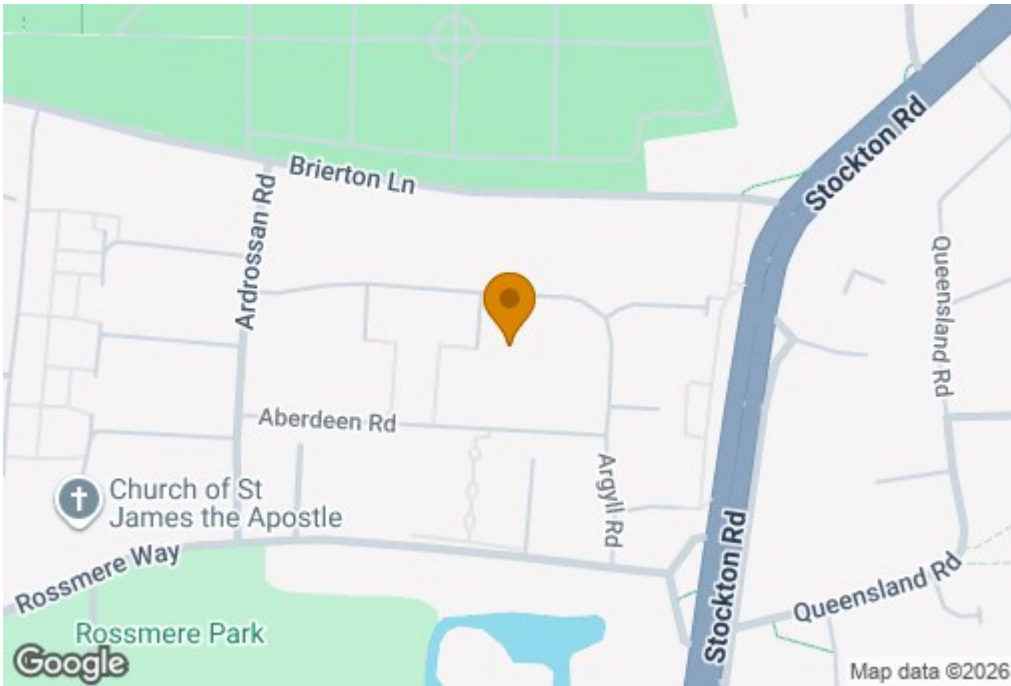
The property is set back with a part lawned front and gravelled drive, allowing ample off street parking. A gate to the side leads through to the generous rear garden with summerhouse included.

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.



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



Floor 1

Approximate total area^m
788 ft²
73.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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. We 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.

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

www.smith-and-friends.co.uk



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