



**Rosebud Close, Hartlepool TS26 0QB**

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## **Rosebud Close, Hartlepool**

Perfectly positioned in a quiet cul-de-sac within the highly sought-after Bishop Cuthbert area, this well-presented three-bedroom semi-detached townhouse offers generous accommodation arranged over three floors.

### **Entrance Hallway**

Entered via double glazed composite door into entrance hallway, stairs to first floor, radiator, vinyl flooring, door leading into lounge/ diner.

### **Lounge**

11' 7" Excluding stair recess x 20' 3" Max ( 3.53m

Excluding stair recess x 6.17m Max )

Dual aspect, UPVC double glazed window to front, UPVC double glazed french doors to rear, vinyl flooring, two radiators, TV point, space for dining, door leading into kitchen.

### **Kitchen**

14' 4" Max x 7' 5" ( 4.37m Max x 2.26m )

UPVC double glazed window to rear, UPVC double glazed french doors to side with window panels either side, tiled flooring, radiator, beautiful range of white gloss wall and base units with complimenting working surfaces and matching upstands, stainless steel 1 1/2 bowl sink/drainage with mixer tap, inset electric oven, four ring gas hob with stainless steel splashback, stainless steel extractor over, integrated fridge, plumbing and recess for washing machine and dishwasher, spotlights to ceiling, door leading to a downstairs wc.

### **Downstairs Wc**

Tiled flooring, low level low flush wc, chrome heated towel rail, wash hand basin with mixer tap and tiled splashback, extractor fan.

### **First Floor Landing**

Radiator, UPVC double glazed window to front, doors leading to bedrooms 2, 3 the family bathroom and a built in storage cupboard which houses the water tank.

### **Bedroom 2**

8' 4" x 11' 1" ( 2.54m x 3.38m )

UPVC double glazed window to the rear, radiator.

### **Bedroom 3**

8' 4" Max x 9' 1" ( 2.54m Max x 2.77m )

UPVC double glazed window to the front, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, chrome heated towel rail, tiled flooring, low level low flush wc, wash hand basin with mixer tap, panel bath, feature mirror to one of the walls, spotlights to ceiling, extractor fan, part tiled walls.

### **Top Floor Landing**

Gives access to master bedroom.

### **Bedroom 1**

15' 5" Max x 13' 4" ( 4.70m Max x 4.06m )

UPVC double glazed window to the front, radiator, loft hatch access, opening into walk in dressing room.

### **Dressing Room**

Radiator, built in shelving, hanging rails.

### **En Suite**

Sky light window to the rear, tiled floor, part tiled walls, chrome heated towel rail, wash hand basin with mixer tap, low level low flush wc, spotlights to ceiling, extractor fan, double shower cubicle, feature wall mirror.

### **Rear Garden**

Fence and wall enclosed, lawned area , patio area, outdoor tap, wooden gate that gives access to the side of the property and to the garage.







### **Garage**

Roller shutter door, dropped curb that gives access to driveway.

### **Front Of Property**

Open plan lawned area, patio walkway that leads to the front door, attractive stone bed edging.



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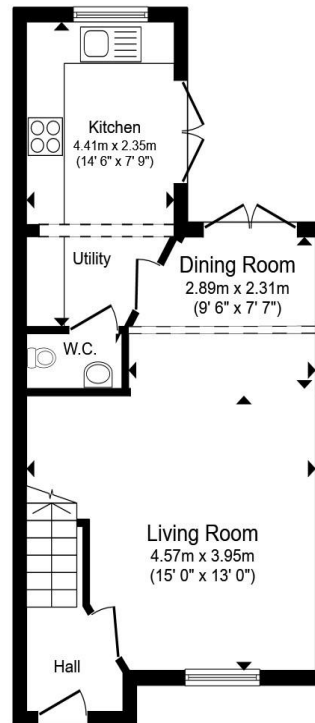
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## Rosebud Close, Hartlepool

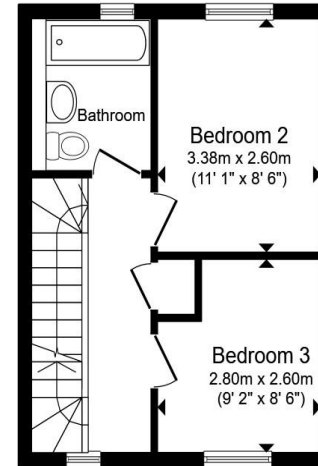
- THREE FLOORS.
- MASTER SUITE
- MODERN LAYOUT
- GARAGE & DRIVEWAY
- MAINTAINED REAR GARDEN

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

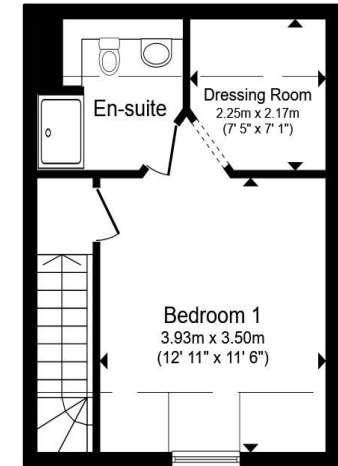
**£180,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 94.9 m<sup>2</sup> (1,021 sq.ft.) approx

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