



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A recently refurbished and upgraded two bedroom mid terraced property on the popular Bakers Mead development. The home offers accommodation ideal for a first time buyer with brand new flooring, beautiful refitted kitchen and bathroom, new heating system and radiators, upgraded internal doors, new uPVC double glazing and further benefits from a generous rear garden. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance into a generous lounge which incorporates stairs to the first floor and access into the full width kitchen/diner which includes a brand new oven and hob. To the first floor are two good size bedrooms and a central bathroom which is fitted with a three piece white suite and chrome fittings. Externally is a low maintenance front, with a generous enclosed rear garden and allocated parking behind. **VIEWING RECOMMENDED.**

Rosthwaite Close, Hartlepool, TS24 8RE

2 Bedroom - House - Mid Terrace

£93,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE

Accessed via uPVC double glazed entrance door directly into the lounge.

LOUNGE

15'4 x 11'7 (4.67m x 3.53m)

A good size lounge with brand new laminate flooring, staircase to the first floor with newly fitted carpet, uPVC double glazed window to the front aspect, convector radiator, access to:



KITCHEN/DINER

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

Refitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in Beko oven with four ring touch hob above, attractive tiling to splashback, three drawer unit to base level, recess for washing machine, space for free standing fridge/freezer, Main Eco Compact gas central heating boiler, 'laminate' effect tiling to floor, two uPVC double glazed windows to the rear aspect, uPVC double glazed frosted door to the rear garden, extractor fan, convector radiator.



FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, access to both bedrooms and bathroom.



BEDROOM ONE

11'8 x 9'0 (3.56m x 2.74m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, storage cupboard, newly fitted carpet, convector radiator.



BEDROOM TWO

11'8 x 7'2 (3.56m x 2.18m)

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.



BATHROOM/WC

8'9 x 4'7 (2.67m x 1.40m)

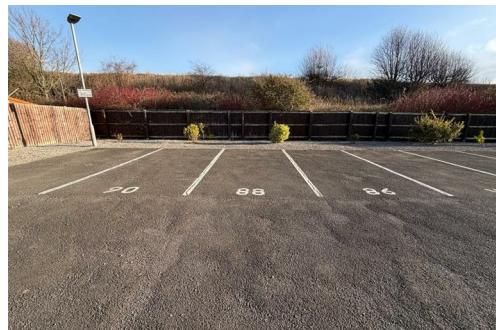
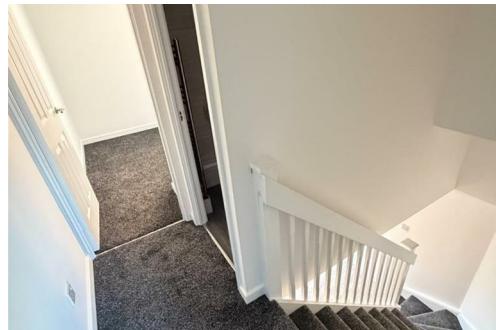
Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to walls, laminate flooring, panelling to ceiling with inset spotlighting and extractor, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden with a paved walkway. The generous rear garden is lawned with fenced boundaries and gated access. An allocated parking space is located to the rear of the property.

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.





Approximate total area⁽¹⁾

543 ft²

50.5 m²

Reduced headroom

7 ft²

0.7 m²

Ground Floor



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1

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.

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		
EU Directive 2002/91/EC		
England & Wales		

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