





Rosebay Close, Hartlepool, TS26 0ZL

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welcome to

Rosebay Close, Hartlepool

Situated within the popular Bishop Cuthbert area, the property is surrounded by homes of a similar calibre and offers an appealing combination of space, presentation and family-friendly living.

Entrance Hallway
Entered via composite double glazed door, laminate flooring, radiator, stairs leading to first floor, door leading to lounge.

Lounge
UPVC double glazed window to front, TV point, radiator, double wood and glass doors that lead through to open plan kitchen/living/garden area.

Kitchen/ Living/ Garden
Living section - radiator, space for dining table, wood flooring that flows through into dining room, door leading to utility.

Kitchen section - moduleo flooring, UPVC double glazed window to rear, range of gloss wall and base units with complementary working surfaces, tiled splashback, peninsular island for seating, undercounter integrated fridge and freezer, plumbing and recess for integrated dishwasher, stainless steel 1. 1/2 sink drainer with swan neck mixer tap, inset electric oven and grill, 4 ring gas hob with stainless steel chimney style extractor fan over, good sized built in storage cupboard under the stairs.

Garden section - UPVC double glazed window to rear, UPVC double glazed french doors to side leading onto rear garden, real wood flooring, radiator, 4 skylight windows, spotlights to ceiling.

Utility Room
Matching wall and base units with same working surfaces and tiled splashback as kitchen, Ideal Logic combination boiler housed in storage cupboard, plumbing and recess for washing machine, space for tumble dryer, UPVC double glazed door to side that leads to garden, door that leads to handy downstairs WC.

Cloakroom
UPVC double glazed window to rear, radiator, corner wash hand basin with tiled splashback, low level low flush WC, amtico flooring, door that leads through to second reception room (which was previously the garage as is a conversion).

Second Reception Room
UPVC double glazed window to front, radiator, electric box housed in storage cupboard, currently used as a playroom, but could be utilised in a number of ways.

First Floor Landing
Loft hatch access, built in storage cupboard, doors leading to all principal rooms.

Bedroom 2
UPVC double glazed french doors leading to balcony (which has a wrought iron and glass frontage which looks over the front of the property), radiator, laminate flooring.

Bedroom 3
UPVC double glazed window to rear, radiator, laminate flooring.









Family Bathroom
UPVC double glazed window to rear, LVT flooring, white heated towel rail, low level low flush WC, wash hand basin, panelled bath with mixer tap and handheld shower attachment, part tiled walls, extractor fan.

Bedroom 4
UPVC double glazed window to rear, radiator.

Master Bedroom
UPVC double glazed window to front, radiator, 3 door built in wardrobes, built in storage cupboard over the bulk-head, door leading to en suite shower room.

En Suite Shower Room
UPVC double glazed window to side, wash hand basin with tiled splashback, radiator, low level low flush WC, corner shower cubicle with tiled surround and rainfall shower head with handheld shower attachment, extractor fan.

Front
Driveway, open plan lawn.

Rear Garden
Landscaped, Indian sandstone patio area, shaped lawn area, wall and fence enclosed with stonebed border, outdoor tap, outdoor sockets, walkway down the side of the property that has a wooden gate that leads to the front, metal built storage shed.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

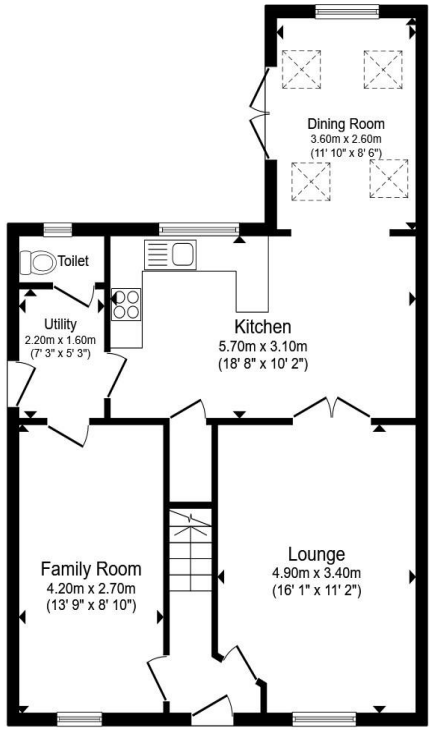
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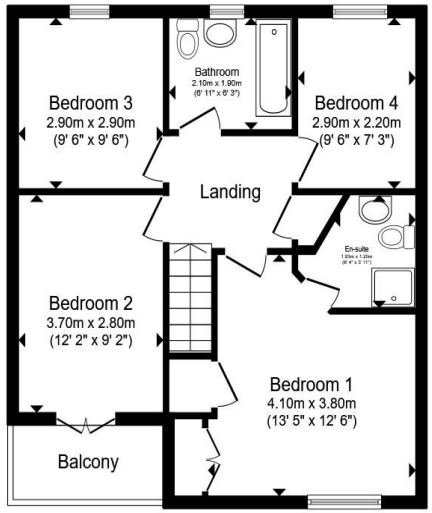
- LANDSCAPED REAR GARDEN
- EN SUITE
- DRIVEWAY
- READY TO MOVE INTO
- POPULAR LOCATION

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

£260,000



Ground Floor



First Floor

Total floor area 125.5 m² (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

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