



**Roxby Close, Hartlepool TS25 2AL**

welcome to

## Roxby Close, Hartlepool

Available for sale with no onward chain, this attractive and well-maintained three-bedroom semi-detached home is ideally positioned within this ever-popular residential location, highly regarded by families, and conveniently located within a short stroll of Seaton Beach.

### Entrance Porch

Composite door to side, inner door to entrance hall.

### Entrance Hall

Staircase to first floor, radiator.

### Downstairs Wc

Wall mounted wash hand basin, low level low flush WC.

### Lounge

12' 1" x 15' 7" ( 3.68m x 4.75m )

Box bow bay window to front, modern fireplace with gas fire, coved cornicing, radiator, sliding doors to dining room.

### Dining Room

10' 2" x 8' 9" ( 3.10m x 2.67m )

French door to rear, coved cornicing, radiator, solid wood floors.

### Kitchen

14' 4" (max) x 7' 9" (max) ( 4.37m (max) x 2.36m (max) )

Window to rear, wall and base unit with contrasting working surfaces and complimentary splashback tiling, built in double oven with hob and hood over, 1 1/2 sink and drainer with mixer tap, storage cupboard and under stairs storage cupboard.

### Utility Room

8' 8" (max) x 11' 5" (max) ( 2.64m (max) x 3.48m (max) )

Window to rear, door to rear, plumbing for washing machine, stainless steel sink and drainer unit, radiator, door to garage.

### Bedroom 1

12' 8" (max) x 11' 5" (max) ( 3.86m (max) x 3.48m (max) )

Window to front, fitted wardrobes and built in wardrobes, radiator.

### Bedroom 2

11' 5" x 9' 9" ( 3.48m x 2.97m )

Window to rear, built in robes, radiator.

### Bedroom 3

8' 9" (max) x 6' 9" (max) ( 2.67m (max) x 2.06m (max) )

Window to front, over stairs cupboard, radiator.

### Bathroom

Corner bath with mixer tap, spotlights, window to side, window to rear, double storage cupboard, low level low flush WC, chrome heated towel rail, vanity wash hand basin.

### Front Garden

Well stocked lawn.

### Rear Garden

Predominantly laid to lawn, mature shrubbery to borders.

### Driveway And Garage





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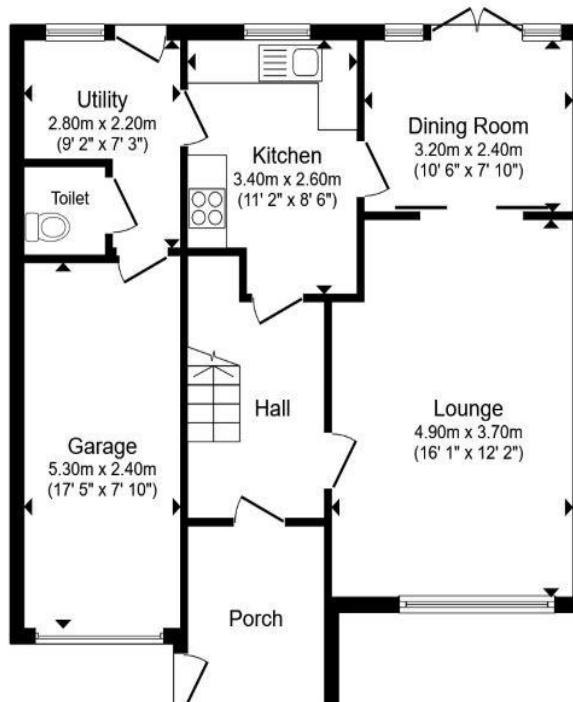
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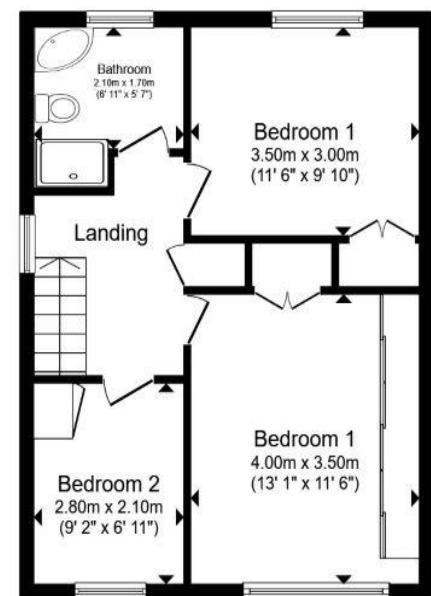
- NO ONWARD CHAIN
- UTILITY ROOM
- THREE BEDROOMS
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

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

**£215,000**



**Ground Floor**



**First Floor**

Total floor area 115.3 m<sup>2</sup> (1,242 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](http://www.propertybox.io)

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Property Ref:  
HAR120259 - 0003

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