



An impressive semi-detached property offering accommodation spread over three floors, with a modern kitchen, bathroom and en-suite. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a good size lounge which leads through to the inner hall with stairs to the first floor and access to a useful guest cloakroom WC, the full width kitchen/diner is fitted with modern white gloss units and includes a built-in oven, hob and extractor, with further space for free standing appliances and French doors to the rear garden. To the first floor are two good size bedrooms and a central family bathroom, whilst to the second floor is a generous master bedroom with en-suite shower room. Externally are gardens which should prove to be low maintenance with a double drive to the front.

**Rosebay Close, Hartlepool, TS26 0ZL**

**3 Bedroom - House - Semi-Detached**

**£154,995**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed entrance door, fitted carpet, single radiator.

### FAMILY LOUNGE

14'9 x 11'9 (4.50m x 3.58m )

A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, television point, double radiator.



### INNER HALL

Stairs to the first floor, fitted carpet, access to;

### GUEST WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps, low level WC, tiled splashback, vinyl flooring, single radiator.

### KITCHEN/DINER

11'9 x 7'9 (3.58m x 2.36m)

A full width kitchen/diner which is fitted with modern 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 electric oven with four ring hob above and extractor over, tiled splashback, recess for washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, vinyl flooring, double radiator.



## FIRST FLOOR

### LANDING

Stairs to the second floor, fitted carpet, single radiator.

### BEDROOM TWO

11'9 x 10'5 (3.58m x 3.18m)

A good size bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

### BEDROOM THREE

11'9 x 8'9 (3.58m x 2.67m)

Modern built-in wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



### FAMILY BATHROOM/WC

7'9 x 5'6 (2.36m x 1.68m)

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 chrome dual taps, low level WC, tiled splashback, vinyl flooring, uPVC double glazed window to the side aspect, extractor fan, single radiator.



## SECOND FLOOR

### LANDING

Storage cupboard, fitted carpet, access to;

**BEDROOM ONE**

16'9 x 8'3 (5.11m x 2.51m)

A spacious master bedroom with uPVC double glazed window to the front aspect, fitted carpet, double radiator, hatch to loft space, access to:

**EN-SUITE SHOWER ROOM/WC**

11'0 x 5'7 (3.35m x 1.70m)

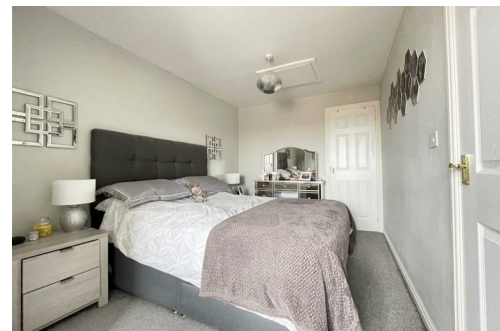
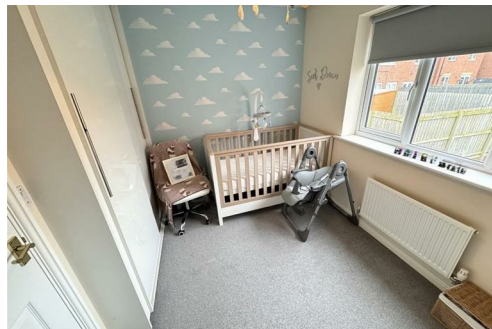
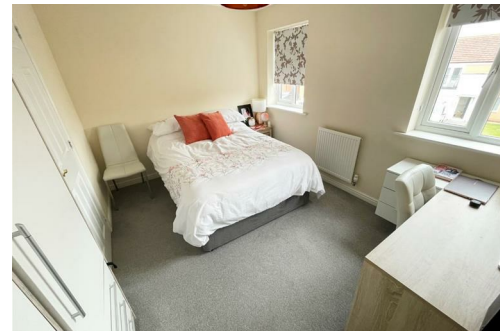
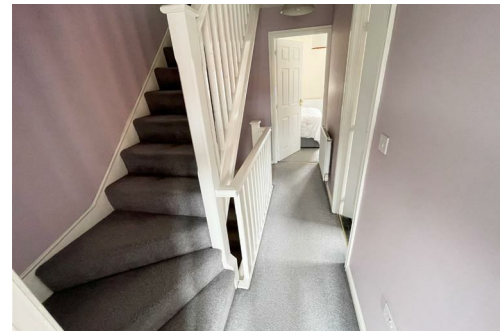
Fitted with a modern three piece suite and chrome fittings comprising: corner shower, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback, vinyl flooring, double glazed 'Velux' style window to the rear, double radiator.

**EXTERNALLY**

The property features a low maintenance double drive to the front, with the enclosed rear garden incorporating lawn and patio areas, with storage shed 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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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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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