



Having undergone a comprehensive refurbishment, this larger style three bedroom end terrace property comes with viewing strongly recommended. Offering a spacious and versatile layout with a contemporary finish this property will certainly appeal to a variety of potential buyers. Positioned on a generous corner plot within this popular Rossmere area of Hartlepool close to local schools and amenities.

The accommodation comprises of: entrance hall, kitchen with useful utility, lounge and dining area opening onto the rear garden. To the first floor are three bedrooms and the family bathroom with separate toilet.

Externally: positioned on a generous corner plot, with lawned gardens to front, rear and side.

**Caithness Road, Hartlepool, TS25 3AW**

**3 Bed - House - End Terrace**

**£129,995**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

**GROUND FLOOR**

**ENTRANCE HALL**

Composite front door, radiator, staircase to first floor landing.

**KITCHEN**

**12'10 x 12'2 (3.91m x 3.71m)**

Wall, base and drawer units with matching worktops, inset sink and drainer, one and a half sink and drainer with mixer tap, four ring induction hob with fan assisted oven, uPVC double glazed window to rear.

**UTILITY**

**4'11 x 10'3 (1.50m x 3.12m)**

Plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed window to side, uPVC double glazed glass panelled door to side.

**LOUNGE/DINING ROOM**

**LOUNGE AREA**

**12'5 x 12'10 (3.78m x 3.91m)**

uPVC double glazed window to front, solid oak fire surround, radiator.

**DINING AREA**

**11'5 x 7'10 (3.48m x 2.39m)**

uPVC double glazed French doors opening onto the rear garden, radiator.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to rear, loft access.

**BEDROOM (front)**

**12'6 x 11'3 (3.81m x 3.43m)**

uPVC double glazed window to front, built-in wardrobe, radiator.

**BEDROOM (front)**

**11'9 x 11'11 (3.58m x 3.63m)**

uPVC double glazed window to front, side built-in wardrobe, radiator.

**BEDROOM (rear)**

**7' x 9'6 (2.13m x 2.90m)**

uPVC double glazed window to rear, built-in wardrobe, radiator.

**FAMILY BATHROOM**

**5'3 x 5'4 (1.60m x 1.63m)**

Modern white and chrome suite comprising: panelled bath shower over, wash hand basin with vanity storage, co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

**SEPERATE TOILET**

**4'11 x 2'6 (1.50m x 0.76m)**

Low Level WC, uPVC double glazed window to rear.



# Caithness Road, Hartlepool, TS25 3AW



## EXTERNALLY

Positioned on a favourable corner plot with gardens to front, side and rear. The front garden provides off street parking for two cars, whilst the enclosed side garden is mainly laid to lawn. Gated access leads to the rear garden which is laid to lawn, with a BBQ and paved patio area.

## 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.



# Caithness Road, Hartlepool, TS25 3AW



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
932.91 ft<sup>2</sup>  
86.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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. Smith & Friends Estate Agents 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>                          |  |                            |           |
| (81-91) <b>B</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<br>2002/91/EC |           |

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