



**** NO CHAIN** IDEAL INVESTMENT OPPORTUNITY**** A realistically priced 2 bed TH. Briefly comprising: lounge and kitchen/diner. To the first floor are 2 bedrooms, and a bathroom/WC Externally are gardens to front and rear. Rosthwaite Close is located on the modern Bakers Mead development in Hartlepool which is within close proximity of all local amenities.

Rosthwaite Close, Hartlepool, TS24 8RE
2 Bed - House - Mid Terrace
Chain Free £65,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Rosthwaite Close, Hartlepool, TS24 8RE

GROUND FLOOR

LOUNGE
15'5 x 11'9 (4.70m x 3.58m)
uPVC DG Entrance door, window to front, staircase to 1st floor and radiator.

DINING KITCHEN
11'9 x 9'1 (3.58m x 2.77m)
Wall, base and drawer units, inset sink and drainer, window to rear, glass panelled door to rear.

FIRST FLOOR

BEDROOM 1 (FRONT)
11'9 x 7'2 (3.58m x 2.18m)
Window to front and radiator

BEDROOM 2 (REAR)
11'9 x 9'1 (3.58m x 2.77m)
Window to rear and radiator

FAMILY BATHROOM

EXTERNALLY
Externally are gardens to front and rear.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

