



Dunbar Road, Rossmere, TS25 5DT
2 Bed - House - End Terrace
£70,000

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



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Dunbar Road, Rossmere, TS25 5DT

*** NO CHAIN INVOLVED *** A deceptively spacious TWO BEDROOM end terraced property on Dunbar Road in a popular part of the Rossmere Estate. The home is in need of attention yet offers great potential, with a generous SOUTH FACING REAR GARDEN. An ideal purchase for a buy to let investor, with current features including gas central heating and uPVC double glazing. The full layout comprises: entrance with stairs to the first floor, spacious dual aspect lounge, generous kitchen/dining space, two good size bedrooms and the bathroom which incorporates a three piece suite and chrome fittings. Externally are gardens to the front, side and rear which require attention. Dunbar Road is located off Darvel Road, via Catcote Road with easy access to St Teresa's Primary School.

GROUND FLOOR

ENTRANCE

Accessed via uPVC double glazed entrance door, double radiator, stairs to the first floor.

DUAL ASPECT LOUNGE

15'1 x 10'5 (4.60m x 3.18m)

A dual aspect lounge with uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear, laminate flooring, coving to ceiling, double radiator.

KITCHEN/DINER

15'1 x 14'6 (4.60m x 4.42m)

Fitted units to base and wall level, contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit, tiled splashback, recess for cooker, space for additional free standing appliances, under stairs storage cupboard, uPVC double glazed window to the rear aspect, double glazed composite side door, coving and spotlighting to the ceiling, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, coving to ceiling, access to both bedrooms and bathroom.

BEDROOM ONE

15'1 x 10'5 (4.60m x 3.18m)

uPVC double glazed window to the front aspect, coving to ceiling, WALK-IN WARDROBE AREA (6'7 x 4'1) (2.01m x 1.24m) with hanging rails and concealed gas central heating boiler.

BEDROOM TWO

11'4 x 9'3 (3.45m x 2.82m)

uPVC double glazed window to the side aspect, single radiator, built-in storage cupboard/wardrobe.

BATHROOM/WC

7'10 x 5'6 (2.39m x 1.68m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and chrome shower over, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching white gloss back and vanity area above, tiling to splashback, uPVC double glazed window to the rear aspect, coving and panelling to ceiling, chrome heated towel radiator.

EXTERNALLY

The property features gardens to the front and rear. The front garden being a generous size, needing attention, whilst enjoying a southerly aspect.

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.

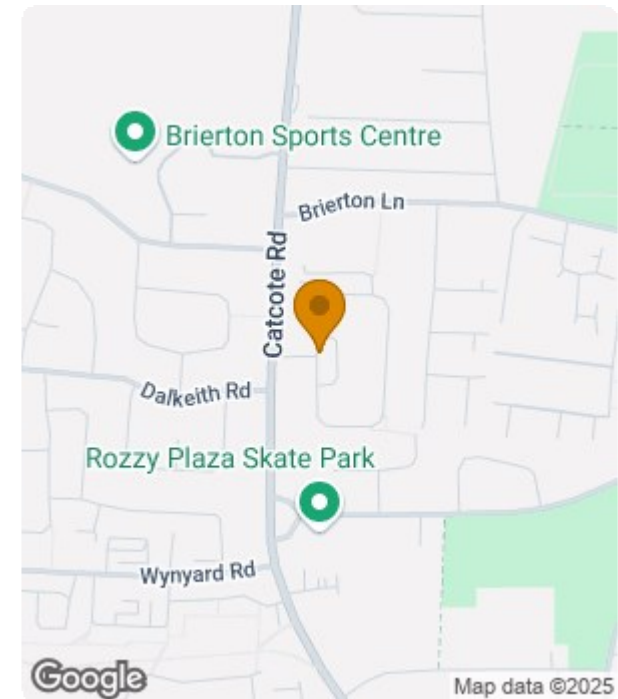


Dunbar Road

Approximate Gross Internal Area
768 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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