



Argyll Road, Hartlepool TS25 5HJ

welcome to

Argyll Road, Hartlepool

This charming two-bedroom terraced home on Argyll Road is ideal for first-time buyers seeking a property in the highly sought-after Rossmere area.

Entrance Hallway

Entered via a UPVC double glazed door into the entrance hallway, stairs to first floor, door leading to dining kitchen, door leading to lounge/ diner.

Lounge

14' 9" Into bay window x 12' 3" Max (4.50m Into bay window x 3.73m Max)
UPVC double glazed bay window to front, TV point, coved cornicing, dado rail, wood fire surround with a feature electric log burner, step up into;

Dining Area

9' 9" x 5' 5" (2.97m x 1.65m)
Coved cornicing, dado rail, double wooden doors leading into the;

Conservatory

8' 8" x 7' 3" (2.64m x 2.21m)
Built on a dwarf wall, UPVC construction with UPVC windows to sides and rear, UPVC french doors to rear, UPVC roof, feature brick wall, laminate tile effect flooring.

Kitchen/ Diner

8' 5" x 16' 10" (2.57m x 5.13m)
Range of modern green wall and base units with contrasting marble effect working surfaces and matching splashback, breakfast bench with seating, radiator, UPVC double glazed window to front and rear aspect, inset electric oven, four ring electric hob with glass splashback, inset Belfast style 1 1/2 bowl sink with swan neck mixer tap, plumbing and recess for washing machine, door leading to;

Rear Lobby

Wooden door leading to the rear garden, wall

mounted Baxi combi boiler, understairs storage cupboard.

Bedroom 2

10' 5" x 14' (3.17m x 4.27m)
UPVC double glazed window to rear, radiator.

Bedroom 1

12' 3" Max x 11' 10" Into window (3.73m Max x 3.61m Into window)
UPVC double glazed window to front, radiator, built in storage, 3 door built in sliding wardrobes.

Landing

UPVC double glazed window to rear, radiator, loft hatch access.

Family Bathroom

UPVC double glazed window to rear, panel bath with mixer tap and hand held shower attachment, pedestal wash hand basin, bathroom wall boarded walls, radiator.

Seperate Wc

UPVC double glazed window to rear, radiator, low level low flush wc, bathroom wall boarded walls.

Rear Garden

Fence enclosed, predominantly laid to lawn, decked area to rear, shed, patio area.

Front Of Property

Block paved with a dropped curb and space for 3 vehicles.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering



checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Argyll Road, Hartlepool

- MODERN KITCHEN.
- CLOSE TO AMENITIES.
- GENEROUS REAR GARDEN.
- OFF STREET PARKING.
- SEPERATE WC.

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

£115,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
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