



Roseberry Road, Hartlepool TS26 8LD

welcome to

Roseberry Road, Hartlepool

This deceptively spacious and bigger than average, two bedroom, terraced home offers huge potential and must be viewed to be fully appreciated.

Entrance Hall

Entered via UPVC double glazed door, tiled flooring, radiator, door leading to lounge, door leading to kitchen, large built in understairs storage cupboard which has a UPVC double glazed window to front, second understairs storage cupboard.

Lounge

Dual aspect, UPVC double glazed bay window to front, UPVC double glazed window to rear, radiator, feature fire with decorative surround and marble hearth.

Kitchen

Good range of wall and base units with complementing working surfaces, tiled splashback, breakfast bench, tiled flooring, radiator, spotlights to ceiling, inset electric oven, 4 ring gas hob with extractor over, 1. 1/2 bowl stainless steel sink/drainer with mixer tap, space for free standing fridge freezer, door leading to utility.

Utility Area / Rear Lobby

Tiled flooring, plumbing and recess for washing machine, wall mounted main combination boiler, UPVC double glazed door to side leading to rear garden, door leading to downstairs family bathroom.

Family Bathroom

UPVC double glazed window to side, tiled flooring, chrome heated towel rail, tiled walls, cladded ceiling, panelled bath with mixer tap and handheld shower attachment, wash hand basin, low level low flush WC.

First Floor Landing

2 UPVC double glazed windows to front, feature wood and wrought iron banister, accessed from

Hallway.

Bedroom 1

UPVC double glazed window to rear, UPVC double glazed bay window to front, radiator, light with ceiling fan, exposed floorboards.

Bedroom 2

2 UPVC double glazed windows to rear, radiator, coved cornicing.

Externally

Front

Wall enclosed palisade with wrought iron gate that leads to front door, low maintenance with concrete.

Rear Garden

Concreted for ease of maintenance, roller shutter door to the rear for access to parking, outdoor tap.

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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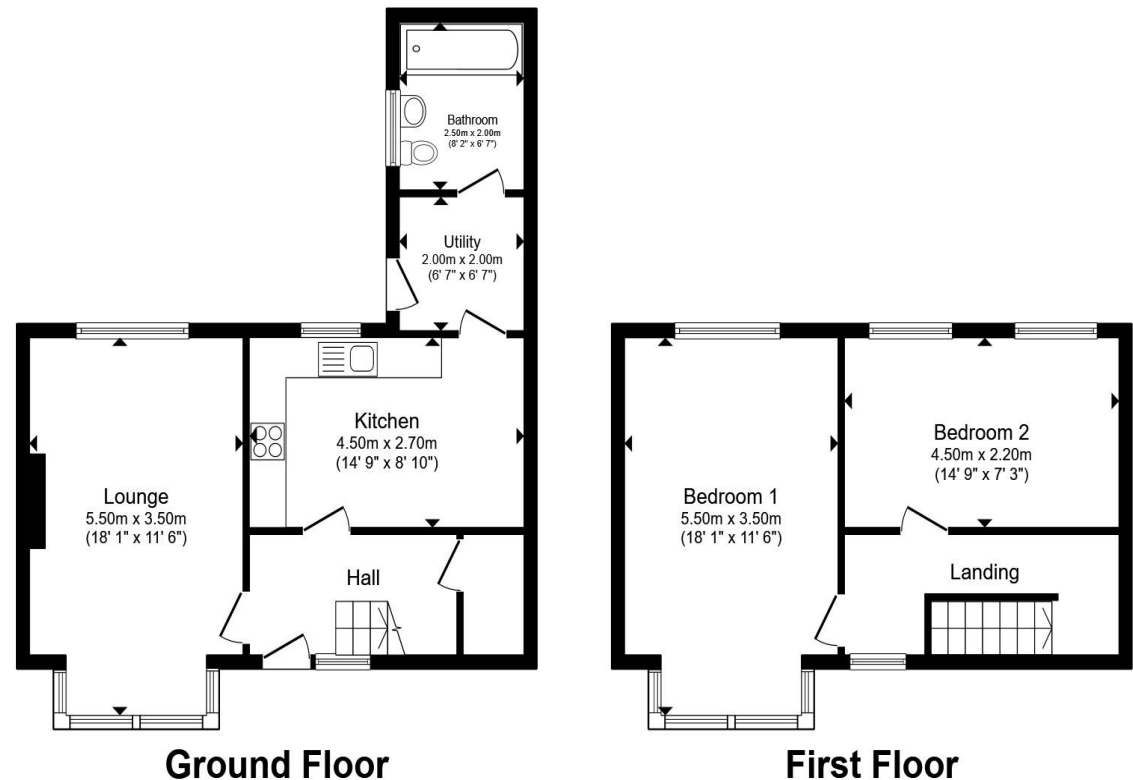
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Roseberry Road, Hartlepool

- DECEPTIVELY SPACIOUS
- BRIGHT & AIRY FEEL
- UTILITY AREA
- DOWNSTAIRS BATHROOM
- BIGGER THAN AVERAGE

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

£90,000



Total floor area 90.4 m² (973 sq.ft.) approx

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.propertybox.io

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