



**Braemar Road, Rossmere, TS25 3BT**  
**2 Bed - House - Mid Terrace**  
**£95,000**

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**\*\* SOUGHT AFTER LOCATION - WOULD MAKE AN IDEAL FIRST PURCHASE \*\*** A most impressive two bedroom mid terraced house which has the benefit of a large west facing rear garden. Braemar Road is located in the highly regarded Rossmere area of Hartlepool and is within strolling distance to Rossmere Park, with local shopping facilities also close by. Features include gas central heating via a combination boiler and has uPVC double glazing. This good sized property will appeal to a wide variety of prospective buyers due to its generous sized accommodation which briefly comprises: entrance vestibule with staircase to first floor, pleasant lounge with marble fire surround and walk-in bay window which gives plenty of natural light. The good sized kitchen has solid pine units and includes a free standing chrome cooking range with matching 'chimney' style canopy and to complete the ground floor accommodation is a breakfast room which has enough space to accommodate a washing machine and tumble dryer. To the first floor are two double bedrooms, with the bay windowed bedroom having fitted wardrobes, plus a bathroom/WC which has a white suite. Externally, the front area has been block paved to provide off street car parking for two cars and is enclosed by a brick boundary wall with double opening wrought iron gates. Another pleasing feature of this property is its generous sized, lawned rear garden which enjoys a westerly aspect. Fitted carpets and blinds are included in the asking price. Properties in Rossmere are highly sought after, so early viewing comes strongly recommended to avoid disappointment.





## GROUND FLOOR

### CENTRAL ENTRANCE VESTIBULE

Composite entrance door with double glazed inserts, staircase to first floor, large grey tiling to floor.

### PLEASANT LOUNGE (front)

13'4 into bay x 12'4 into alcove, overall (4.06m into bay x 3.76m into alcove, overall)

Marble fire surround with 'coal' effect electric fire, bay giving plenty of natural light.



### KITCHEN

14'9 x 8'8 overall (4.50m x 2.64m overall)

A dual aspect room with windows to front and rear elevations creating a light and airy room comprising of two free standing solid pine units comprising of storage cupboards and drawers, one having an inset Belfast sink unit with mixer tap, stainless steel gas cooking range included with brushed stainless steel to splashback, matching double width 'chimney' style canopy housing illuminated extractor fan above, large grey tiling to floor.

### REAR LOBBY

Under stairs storage cupboard, large grey tiling to floor, uPVC double glazed door to rear garden.

### BREAKFAST ROOM/UTILITY

6' x 9'7 max dimensions (1.83m x 2.92m max dimensions)

Plumbing for automatic washing machine.



### FIRST FLOOR

#### LANDING

A pleasant area having two windows overlooking the rear garden.

#### BEDROOM 1 (through room)

14'10 x 10'9 overall (4.52m x 3.28m overall)

#### BEDROOM 2 (front)

11'10 into bay x 12'5 incl robe depth, overall (3.61m into bay x 3.78m incl robe depth, overall)

Built-in wardrobes to one wall, one housing wall mounted Vaillant gas combination boiler, walk-in storage cupboard with hanging rail.



### BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with mixer tap, white storage cupboard below, close coupled WC, white tiling to walls.

### OUTSIDE

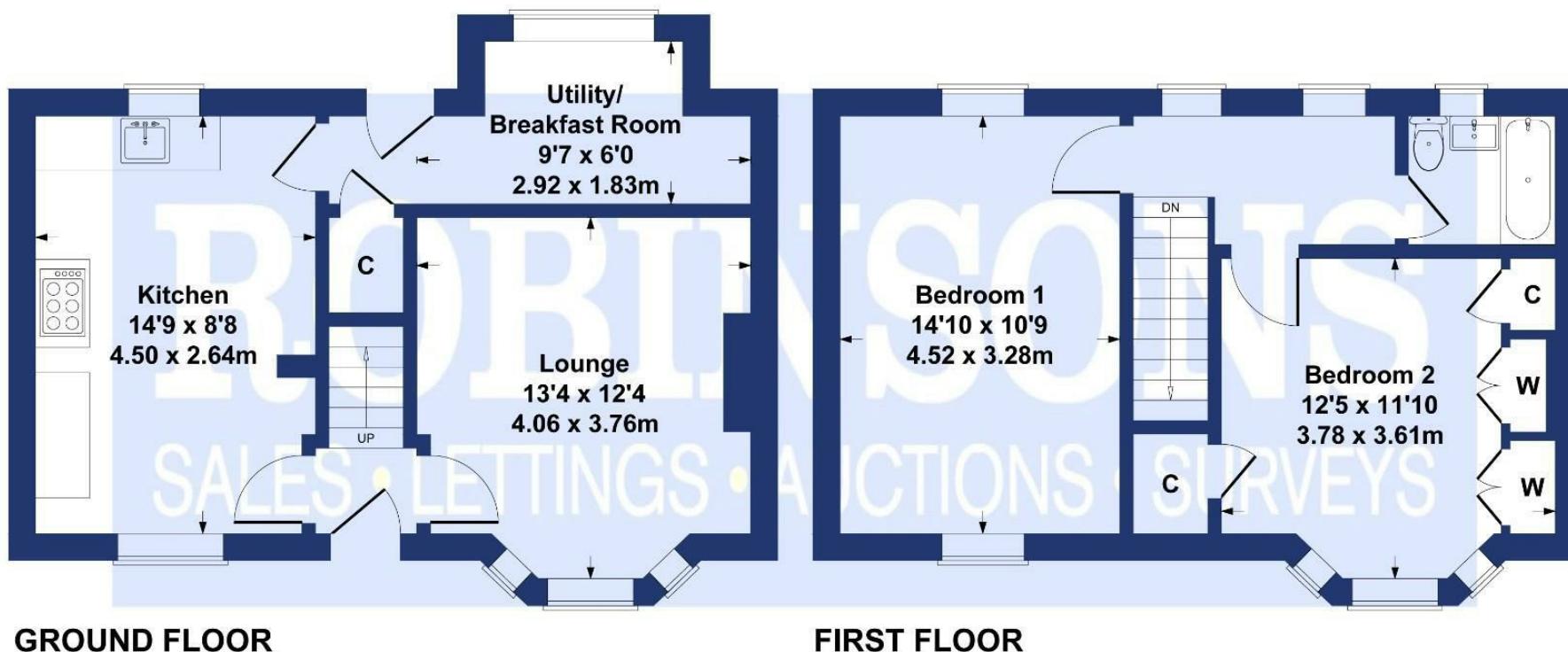
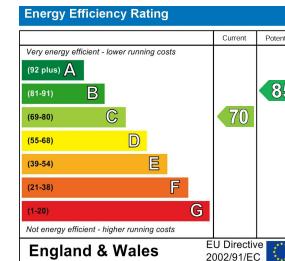
The front area has been block paved and provides off street car parking for two cars and is enclosed by a brick boundary wall with double opening wrought iron gates. The generous sized rear garden is laid mainly to lawn with attractive decking and has a westerly aspect which should be a suntrap in the summer months. Gated access leads to a shared alleyway giving access to the front.



# Braemar Road Hartlepool

Approximate Gross Internal Area

853 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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