



Benmore Road, Rossmere, TS25 3DF
2 Bed - House - Mid Terrace
£92,950

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**** SOUGHT AFTER LOCATION - WOULD MAKE AN IDEAL FIRST PURCHASE **** An impressive two bedroom mid terraced house which is offered for sale with **NO UPPER CHAIN**. 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 and would make an ideal first purchase which briefly comprises: entrance vestibule with staircase to first floor, pleasant lounge with 'traditional' style fire surround and inset living flame gas fire, kitchen/breakfast room which is well fitted with 'maple' style units and includes a free standing gas cooker, this in turn leads to a rear lobby and useful utility room. Located to the first floor are two double bedrooms, plus a shower room and separate WC which have been fitted with a white suite and have modern PVC panelling to walls. Externally, a block paved driveway to the front of the property offers off street car parking, whilst to the rear of the property is an enclosed garden which provides a high degree of privacy. Fitted carpets and solid oak flooring are included in the asking price. Benmore Road is located in the highly sought after Rossmere area of Hartlepool which has excellent local shopping facilities close by, with Rossmere Park being within easy strolling distance.



GROUND FLOOR

ENTRANCE VESTIBULE

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

LOUNGE (front)

14'4 into bay x 11'11 into alcove, overall (4.37m into bay x 3.63m into alcove, overall)

'Traditional' style fire surround with black marble hearth and upstand area, inset living flame gas fire.

KITCHEN/BREAKFAST ROOM

16'1 x 8'5 overall (4.90m x 2.57m overall)

Well fitted with 'maple' style base, wall and drawer units with complementing working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, free standing New World gas cooker included, canopy housing illuminated recirculating fan above, tiling to splashback, two windows giving plenty of natural light, door to:

REAR LOBBY

PVC door to rear garden, under stairs storage area.

UTILITY ROOM

5'6 x 9'7 overall (1.68m x 2.92m overall)

Plumbing for automatic washing machine, wall mounted Baxi gas combination boiler.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (rear)

13' x 10'6 overall (3.96m x 3.20m overall)

Built-in storage cupboard.

BEDROOM 2 (front)

12'4 into dormer x 12' into alcove, overall (3.76m into dormer x 3.66m into alcove, overall)

Built-in storage cupboard.

SHOWER ROOM

Fitted with a two piece white suite comprising: corner shower cubicle with sliding door, chrome mains shower fitting, pedestal wash hand basin with mixer tap, modern PVC panelling to walls.

SEPARATE WC

Matching close coupled WC, modern PVC panelling to walls.

OUTSIDE

The front garden is enclosed by a brick boundary wall and has a block paved driveway for off street car parking. The enclosed rear garden provides a high degree of privacy and is laid mainly to lawn with patio area, timber garden shed included, gated access to side.

NB

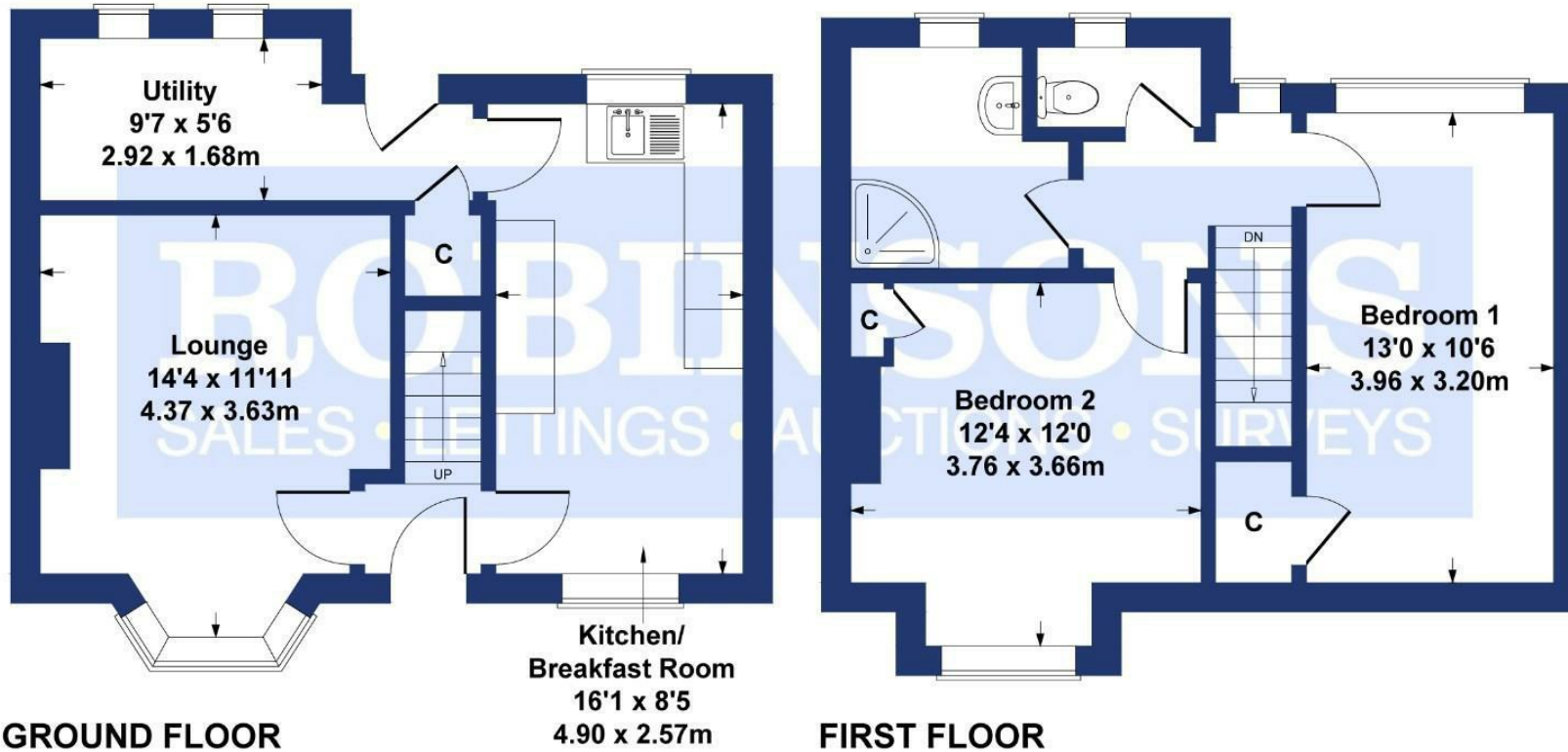
The rear of the property can be obtained via a shared passageway.





Benmore Road Hartlepool

Approximate Gross Internal Area
833 sq ft - 77 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC

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