



Comrie Road, Rossmere, TS25 3AJ
3 Bed - House - End Terrace
£100,000

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious three bedroom end terraced property located in a popular part of Rossmere with the benefit of a generous rear garden and driveway. An ideal purchase for a first time buyer or family, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the home's full potential, with a layout that briefly comprises: entrance hall with stairs to the first floor and access to a spacious lounge/dining room, the lounge area including a feature fire surround and electric fire, whilst the dining area incorporates patio doors to the rear garden. The kitchen is fitted with units to base and wall level with space for free standing appliances. To the first floor are three good sized bedrooms which are served by the family bathroom with separate WC. Externally is a low maintenance front garden with a paved driveway providing useful off street parking, a roller door to the side of the property opens to a paved area ideal for use as a car port. The generous rear garden is predominantly lawned and offers great scope to a prospective buyer.



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, single radiator, access to lounge and kitchen.

THROUGH LOUNGE/DINING ROOM

21'2 x 12'6 narrowing to 11'4 (6.45m x 3.81m narrowing to 3.45m)

A generous open plan lounge/dining room which offers a high degree of natural light with uPVC double glazed bow window to the front aspect and uPVC double glazed patio doors to the rear garden, feature fire surround with 'marble' style back and base, inset 'pebble' effect electric fire, modern laminate flooring, coving to ceiling, television point, double radiator, additional single radiator.

KITCHEN

19'7 x 12'8 max dimensions (5.97m x 3.86m max dimensions)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooker, tiling to splashback, recess for washing machine and free standing fridge/freezer, useful under stairs storage cupboard, two uPVC double glazed windows, uPVC double glazed side door, convactor radiator.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator, hatch to loft space.

BEDROOM 1

12'4 x 10'11 (3.76m x 3.33m)

Fitted with modern laminate flooring, uPVC double glazed window to the front aspect, storage cupboard with Baxi Duo Tec boiler, single radiator.

BEDROOM 2

12' x 11'9 (3.66m x 3.58m)

A good sized second bedroom which, again, offers a high degree of natural light with two uPVC double glazed windows, modern laminate flooring, useful storage cupboard, single radiator.

BEDROOM 3

9'11 x 9'6 (3.02m x 2.90m)

uPVC double glazed window overlooking the rear garden, modern laminate flooring, convactor radiator.

BATHROOM

Fitted with a two piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

SEPARATE WC

Fitted with a wall mounted WC in white, uPVC double glazed window to the rear aspect.

OUTSIDE

The property features a low maintenance, predominantly pebbled front garden enclosed by a brick boundary wall. Double wrought iron gates open to a paved driveway providing useful off street parking. A roller door opens to an additional paved area which would make an ideal car port and through to the enclosed rear garden which is generous in size with patio and lawned areas.







Comrie Road

Approximate Gross Internal Area
1008 sq ft - 94 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.

Produced by Potterplans Ltd. 2021.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-98) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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