



Campbell Road, Rossmere, TS25 3AZ
3 Bed - House - Semi-Detached
£105,000

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***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious three bedroom semi-detached property occupying a pleasant position on Campbell Road in the popular Rossmere area of Hartlepool. The home would make an ideal purchase for a first time buyer or young family, with modest updating required, whilst current benefits include upgraded uPVC double glazing (28/09/2015) and upgraded gas central heating boiler (03/02/2020). An internal viewing comes recommended to appreciate the potential on offer, with a spacious layout that briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a generous through lounge/dining room with French doors to the rear garden. The kitchen is fitted with units to base and wall level with space for free standing appliances. A useful utility room completes the ground floor accommodation, whilst to the first floor are three good sized bedrooms with fitted wardrobes, they are served by the family bathroom with separate WC. Externally is a low maintenance front garden with potential for off street parking, whilst a side area offers storage/extension space. The enclosed rear garden incorporates lawn and patio areas.





GROUND FLOOR

ENTRANCE PORCH

8'08 x 3'03 (2.64m x 0.99m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, double glazed composite entrance door to the hallway.

ENTRANCE HALL

Stairs to the first floor, fitted carpet, double radiator, access to lounge and kitchen.

THROUGH LOUNGE/DINING ROOM

19'08 x 12'04 narrowing to 11'05 (5.99m x 3.76m narrowing to 3.48m)

A generous open plan lounge/dining room offering a high degree of natural light with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors to the rear with matching side screens, feature fire surround with 'marble' style back and base and gas fire, fitted carpet, coving to ceiling, two fitted wall lights, television point, single radiator, additional double radiator.

KITCHEN

12'10 x 8'10 (3.91m x 2.69m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess with gas cooker point, tiling to splashback, extractor hood over, concealed Ideal Logic combi boiler, uPVC double glazed window looking out to the rear garden, useful storage cupboard, coving to ceiling, single radiator, access to utility room.

UTILITY ROOM

10'03 x 5'00 (3.12m x 1.52m)

Double glazed composite side door, space for appliances, uPVC double glazed window to the side aspect.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM ONE

12'02 x 10'11 (3.71m x 3.33m)

Wall to wall mirror fronted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

11'11 x 11'05 (3.63m x 3.48m)

uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, useful over stairs storage cupboard, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

9'07 x 8'06 (2.92m x 2.59m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM

7'11 x 5'04 (2.41m x 1.63m)

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

SEPARATE WC

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

OUTSIDE

The property features a low maintenance front garden with a paved area offering potential for off street parking. A gate to the side of the property leads through to a useful storage area/potential extension space, whilst the generous rear garden is predominantly lawned with a paved patio area.



Campbell Road

Approximate Gross Internal Area
1017 sq ft - 94 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(23-54) E			(23-54) E		
(21-22) F			(21-22) F		
(1-20) G			(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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