



# Ron Greig



## Independent Valuation Surveyors and Estate Agents

Chadwick House, 127 York Road, Hartlepool, TS26 9DL | 01429 865544 | [www.rongreig.co.uk](http://www.rongreig.co.uk) | [sue@rongreig.co.uk](mailto:sue@rongreig.co.uk)

### 3 Bed House For Sale in Rossmere Arbroath Grove

Ref: S636



**Price:** £119,950  
Offers In Excess  
Of



3



2

#### Property Features

Mode Type: For Sale  
Property Type: House  
Bathrooms: 2  
Bedrooms: 3  
Area: Rossmere  
Town: Hartlepool



#### Advertised Since:

13th November 2023 by  
Hartlepool Office  
Agent Address: 'Chadwick  
House' 127 York Road,  
Hartlepool, TS26 9DL  
Agent Email:  
[hartlepool@rongreig.co.uk](mailto:hartlepool@rongreig.co.uk)

### About this property...

Situated in this popular area town close to Rossmere Park A DELIGHTFUL THREE BEDROOMED END TERRACE PROPERTY with lovely open outlook to the front and being in excellent order throughout making it ready for occupation without further expense. Within walking distance of local schools, bus services and other local amenities making it ideal for family requirements having excellent spacious accommodation briefly comprising Entrance Porch. Delightful Lounge. Excellent Open Plan Dining Kitchen. Cloakroom/W.C. Three Bedrooms. Bathroom. Garden to front. Large block paved garden to rear. The property is installed with gas central heating benefiting from NEWLY INSTALLED BOILER and uPVC double glazing

Although every care is exercised to ensure that these particulars are accurate, no responsibility is accepted for any errors, inaccuracies or omissions, or for any time, trouble, or abortive expense incurred by applicants as a result thereof, and they do not constitute a collateral warranty or form any part of a contract.

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### Property Rooms

<div><b>Entrance Porch</b> laminate flooring and uPVC front door</div>	
	<div><b>Pleasant Lounge</b>  <b>Measurements: 18'8" x 10'3"</b>  stylish surround to fireplace with marble hearth and interior, electric fire, radiator and double glazed French doors to rear garden</div>
	<div><b>Lounge</b></div>
	<div><b>Spacious Open Plan Dining Kitchen</b>  <b>Measurements: 18'11" x 13'3"</b>  range of units comprising base cupboard and drawer units with heat resistant working surfaces, inset single drainer stainless steel sink with swivel mixer tap and window above overlooking rear, matching wall units, laminate flooring and two radiators</div>
	<div><b>Dining Kitchen</b></div>



Dining Kitchen

Inner Lobby  
with uPVC door to rear

Cloakroom  
with close coupled W.C. and wash hand basin

First Floor



Landing  
with radiator and window overlooking rear, access hatch to roof space







Bedroom No. 1  
  
Measurements: 12'6" x 10'2"  
with radiator and large cupboard



Bedroom No. 2  
  
Measurements: 10'5" x 10'0" plus entrance area  
with radiator, large cupboard housing gas central heating boiler

Bedroom No. 3  
  
Measurements: 7'6" x 8'2"  
with radiator

	<p><b>Bathroom</b></p> <p><b>Measurements: 7'5" x 5'6"</b></p> <p>panelled bath with mixer tap and mains shower over, pedestal wash basin, lowl W.C., heated towel rail and laminate flooring</p>
	<p><b>Large Block Paved Garden To Rear</b></p>
	<p><b>Garden To Front</b></p>
	<p><b>Pleasant Area To Side Of Property</b></p>

**Viewing: By appointment through the agents.**

**Mortgages at Ron Greig**

- \*Professional advice to help you select the most suitable mortgage to meet your particular requirements and objectives
- \*Computerised mortgage sourcing systems giving access to both high street lenders and to broker specific special deals with ‘decisions in principle’ in minutes and Mortgage Certificates issued (subject to status)
- \*Fully managed mortgage tracking from submission of application right through to release of funds

Call **01429 865544** to arrange a free consultation at your convenience  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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