

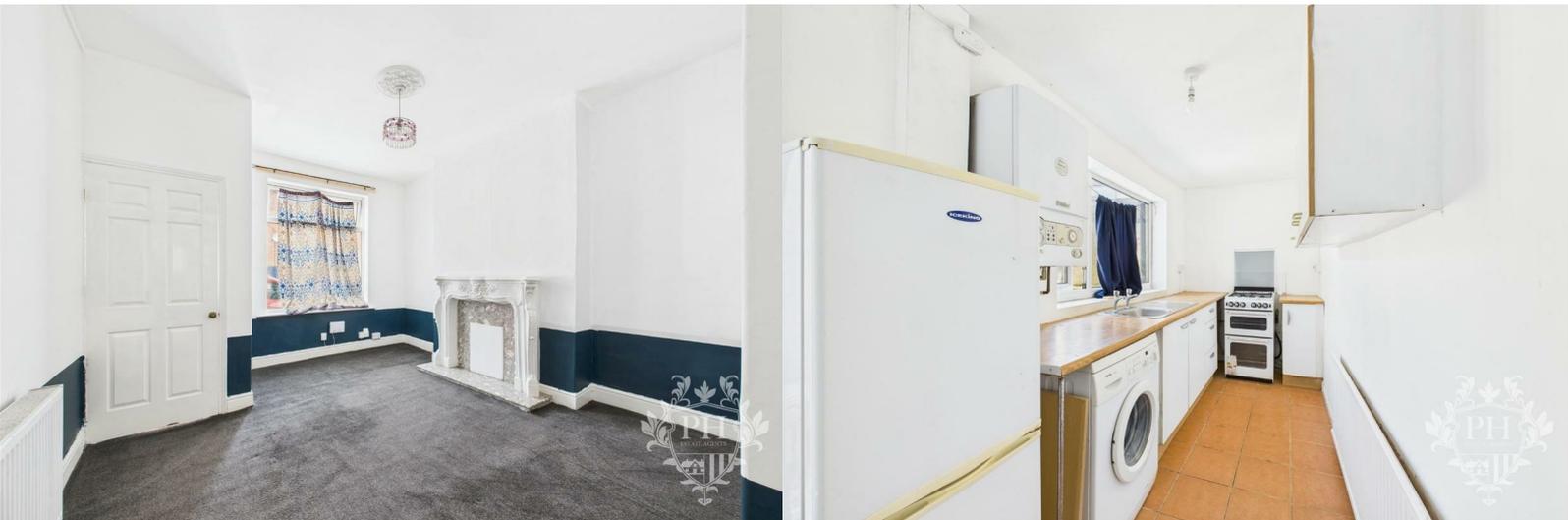


PH ESTATE AGENTS



## 25 Rossall Street , Hartlepool, TS25 5RX

£50,000



# 25 Rossall Street , Hartlepool, TS25 5RX

£50,000



## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

## ENTRANCE

3'5" x 3'1" (1.04m x 0.94m)

Step through the crisp white UPVC front door and you'll find yourself in a welcoming entrance hall. This generous space serves as more than just a passageway—it's your gateway to the main reception room while cleverly concealing the home's practical necessities like utility meters behind tasteful panels.

## RECEPTION ROOM

13'4" x 12'7" (4.06m x 3.84m)

Welcoming you at the front of the home, the bright reception room offers plenty of space to unwind. Large enough to comfortably fit a three-piece suite and additional furniture, this inviting room catches plenty of natural light through its UPVC double-glazed window. A classic fire surround serves as a focal point, while the radiator keeps the space cozy during cooler months. The central hallway connects seamlessly to this room, making it easy to flow into the rest of the house.

## CENTRE HALLWAY

2'11" x 2'8" (0.89m x 0.81m)

The central hallway gain access to the first floor and kitchen and benefits from carpet and white walls.

## KITCHEN

14'6" x 5'4" (4.42m x 1.63m)

Bathed in natural light from a UPVC double-glazed window, this functional kitchen features a thoughtful arrangement of cream-colored wall-mounted cabinets and sturdy base units. The well-planned layout offers generous storage through deep drawers and cupboards, while leaving ample space for your choice of freestanding appliances - perfect for a refrigerator, dishwasher, or washing machine. A convenient rear entrance connects the kitchen directly to the outside yard.

## REAR ENTRANCE

3'5" x 2'9" (1.04m x 0.84m)

The rear entrance gains access to the rear yard and bathroom.

Tel: 01642 462153

## BATHROOM

4'4" x 6'4" (1.32m x 1.93m)

This well-appointed bathroom features a three-piece suite, anchored by a classic paneled bathtub complete with shower fixtures. A hand basin provides ample space for daily routines, while the low-level toilet offers convenience. Natural light streams through the frosted UPVC double-glazed window, creating a bright yet private atmosphere while ensuring excellent insulation. The thoughtful layout maximizes both functionality and comfort in this essential space.

## LANDING

2'7" x 6'3" (0.79m x 1.91m)

The landing benefits from a UPVC double glazed window, grey carpet and gains access to the properties two bedrooms.

## BEDROOM ONE

9'0" x 11'4" (2.74m x 3.45m)

Sunlight streams through the generous UPVC double-glazed window in this spacious front-facing master bedroom. The plush grey carpet adds warmth underfoot, while a cleverly designed built-in storage cupboard maximizes the room's practical space. A radiator keeps the room cozy during colder months, and the bedroom's prime position at the front of the property offers pleasant views of the surrounding area. The room's proportions easily accommodate a double bed and additional furniture, making it an inviting sanctuary for rest and relaxation.

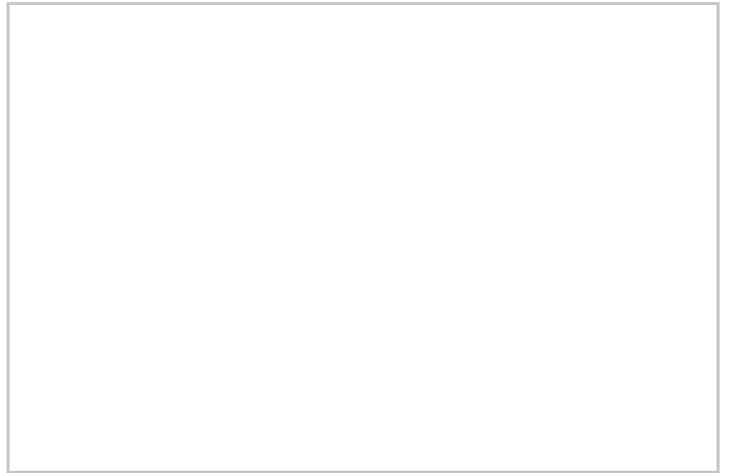
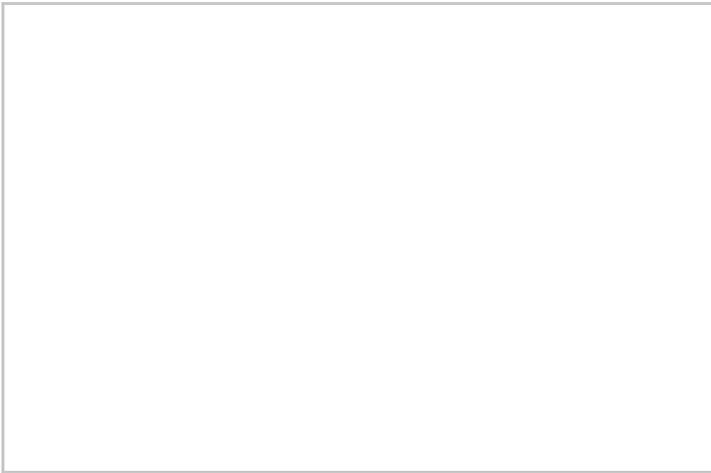
## BEDROOM TWO

8'10" x 5'11" (2.69m x 1.80m )

Tucked away at the back of the property, the cozy second bedroom offers a peaceful retreat. Perfect for a single bed setup, this well-proportioned room features a convenient built-in storage cupboard to keep belongings neatly tucked away. Natural light streams through the UPVC double glazed window, which overlooks the rear of the property, while the radiator ensures year-round comfort. The room's quiet position away from the street makes it ideal for a restful night's sleep.

## EXTERNAL

Convenient on-street parking lines the front of the property, while a private, walled backyard provides a secure outdoor space. Just minutes away by car, Hartlepool's bustling town centre beckons with its array of shops, restaurants, and essential services. Families will appreciate the proximity to well-regarded local schools, making this location ideal for daily commutes and school runs. The property's strategic position offers the perfect balance of residential tranquility and easy access to urban amenities.



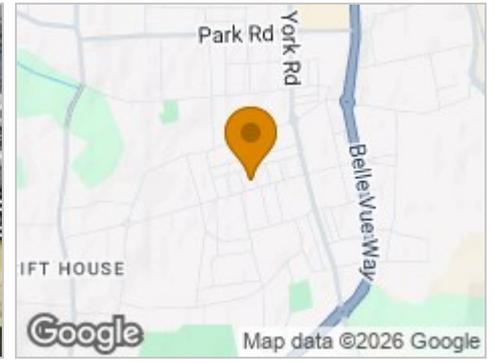
## Road Map



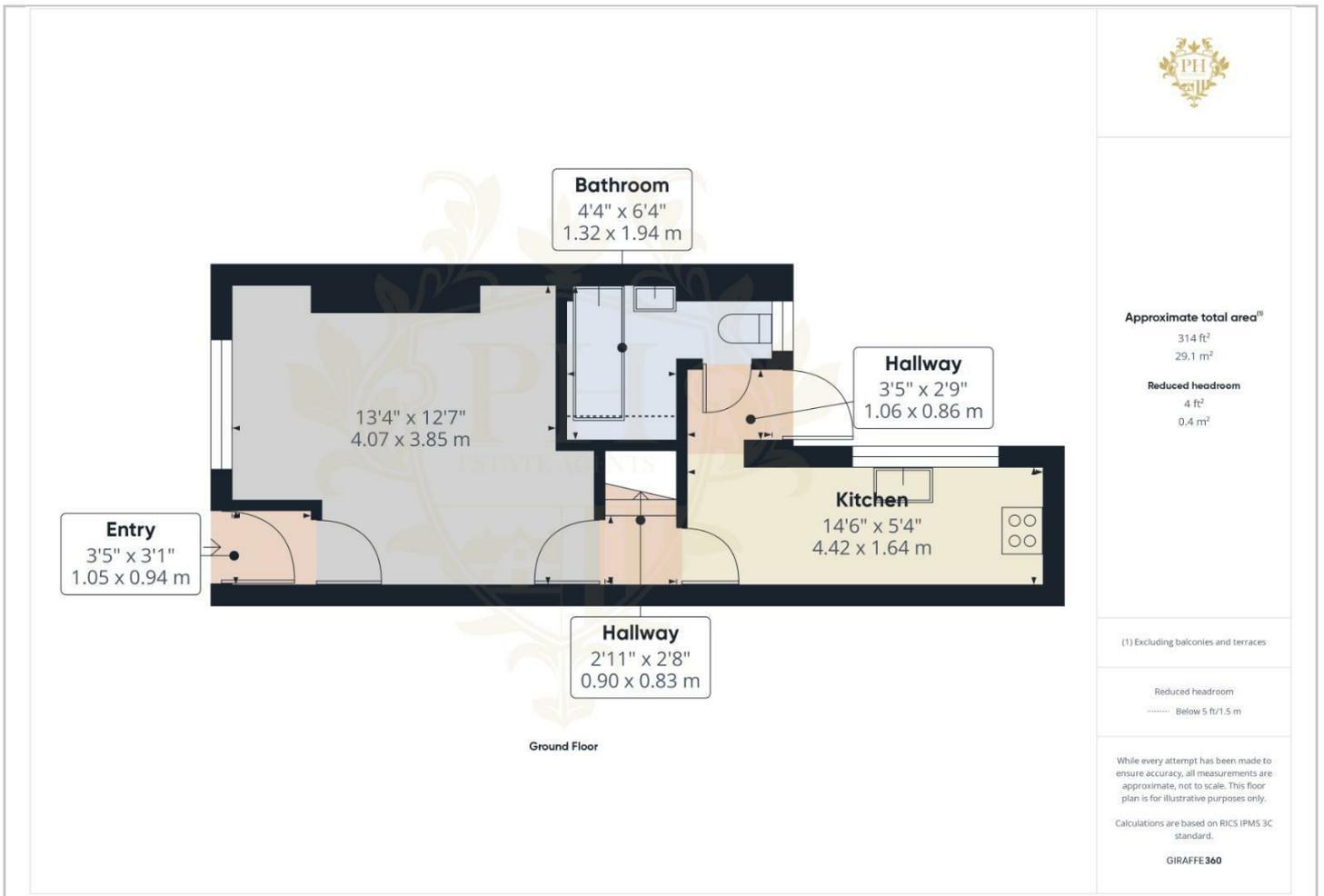
## Hybrid Map



## Terrain Map



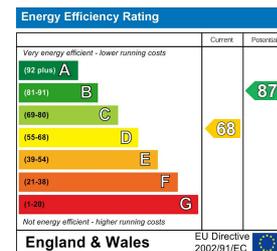
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.