



Clavering Road, Hartlepool TS27 3PJ

welcome to

Clavering Road, Hartlepool

This charming, two bedroom, family home boasts delightful kerb appeal with a pedestrianised frontage and a wrap around garden to the front and side.

Entrance Hallway

Entered via UPVC double glazed door, UPVC double glazed window to side, radiator, stairs leading to the first floor, laminate flooring, door leading into:-

Lounge

14' 6" x 13' 2" (4.42m x 4.01m)

UPVC double glazed window to front, TV point, decorate coved cornicing, laminate flooring, understairs storage cupboard, feature stone effect fire with surround and marble hearth, opening into:-

Dining Aea

9' x 7' 9" (2.74m x 2.36m)

UPVC double glazed window to rear, radiator, laminate flooring, archway leading into:-

Kitchen

7' 9" x 9' 6" (2.36m x 2.90m)

Bright and airy, UPVC double glazed window to side and rear, UPVC double glazed door to rear, LVT flooring, range of white gloss wall and base units with contrasting working surfaces and splashback, inset electric oven, inset electric microwave, 4 ring electric hob with stainless steel extractor over, integrated fridge, integrated freezer, intergrated dishwasher, plumbing and recess for washing machine, stainless steel 1. 1/2 sink/drainer with swan neck mixer tap, stainless steel chimney style extractor over the hob, chrome heated towel radiator, cladded ceiling, spotlights to ceiling.

First Floor Landing

Stairs from the hallway, loft hatch access, doors leading to all principle rooms.

Bedroom 1

16' 1" maximum x 10' 9" maximum (4.90m maximum x 3.28m maximum)

UPVC double glazed window to front, built in storage cupboard, radiator, laminate flooring.

Bedroom 2

9' x 11' 9" (2.74m x 3.58m)

UPVC double glazed window to rear, radiator, coved cornicing.

Family Bathroom

UPVC double glazed picture window to rear, cladded ceiling, spotlights to ceiling, laminate flooring, chrome heated towel rail, tiled walls, concealed cistern low level low flush WC, wash hand basin on a vanity unit, P shaped panelled bath with mixer tap plus handheld shower attachment and glass shower screen.

Externally

Front

Wall enclosed, pedestrianised to the front, garden wraps around the side of the property, shaped lawn areas, walkway leading to the front door.

Rear Garden

Low maintenance, block paved, fence enclosed, brick built outbuilding with a wooden door.





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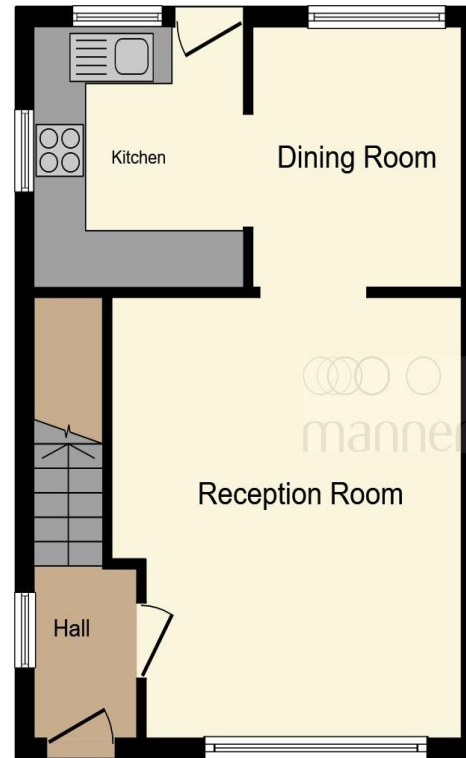
Clavering Road, Hartlepool

- WRAP AROUND GARDEN
- KERB APPEAL
- CHARMING
- 2 GENEROUS SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN

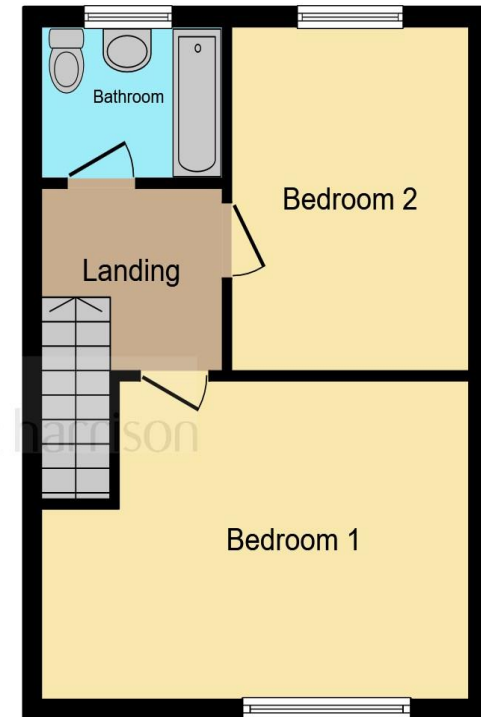
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£100,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR119842 - 0003

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