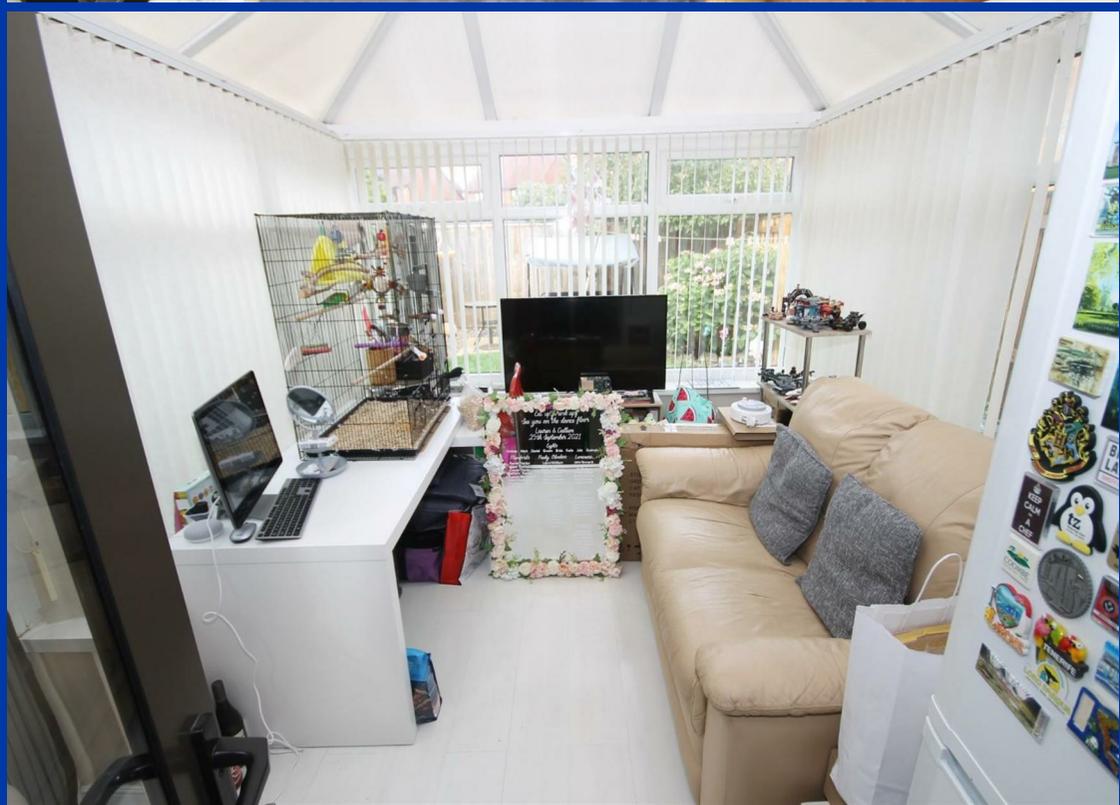




**Greenfinch Close, Middle Warren, TS26 0SL**  
**2 Bed - House - Semi-Detached**  
**£124,950**

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## Greenfinch Close, Middle Warren, TS26 0SL

\*\*\*\* CAN BE SOLD WITH SITTING TENANT \*\*\*\* A pleasantly situated two bedroom semi detached property set back on Greenfinch Close in a popular area of Hartlepool. The home offers modern accommodation enhanced by a conservatory extension to the rear and would make an ideal first time purchase or possible investment opportunity with long term tenant in situ. The accommodation is warmed by gas central heating, features double glazing and briefly comprises: entrance porch through to a spacious lounge which incorporates stairs to the first floor, the kitchen is fitted with modern units and includes a built-in oven, hob extractor. The conservatory offers a pleasant transition between the home and garden and to the first floor are two good sized bedrooms, the master with fitted wardrobes, they are served by the bathroom which features a three piece white suite. Externally is a low maintenance front garden with a garage and driveway in front. The enclosed rear garden enjoys a good degree of privacy with lawn and patio areas. Greenfinch Close is located close to Throston Grange Lane with local schools and amenities well situated.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via double glazed entrance door, fitted carpet, single radiator, access to:

#### LOUNGE

17'4 x 11'11 (5.28m x 3.63m)

A generous lounge which features modern laminate flooring, double glazed window to the front aspect, spindled staircase to the first floor with newel post and useful under stairs storage cupboard, coving to ceiling, television point, double radiator, access to kitchen.

#### KITCHEN

11'11 x 6'9 (3.63m x 2.06m)

Fitted with a modern range of 'walnut' style units to base and wall level with 'granite' effect roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, tiling to splashback, integrated fridge and freezer, integrated dishwasher, integrated washing machine, four drawer unit to base level, glass fronted display cabinet to eye level, 'tile' effect flooring, convector radiator, double glazed French doors to the conservatory extension.

#### CONSERVATORY

11'7 x 8'4 (3.53m x 2.54m)

Offering a pleasant transition between the home and garden with double glazed side door, uPVC double glazed windows, modern laminate flooring, light and power points.

### FIRST FLOOR

#### LANDING

Fitted carpet, hatch to loft space, access to:

#### BEDROOM 1

11'11 x 9'10 (3.63m x 3.00m)

Wall to wall wardrobes with sliding doors, modern laminate flooring, double glazed window overlooking the rear garden, single radiator.

#### BEDROOM 2

11'11 x 8'11 (3.63m x 2.72m)

Double glazed window to the front aspect, modern laminate flooring, useful over stairs storage cupboard, single radiator.

#### BATHROOM/WC

6'9 x 5'5 (2.06m x 1.65m)

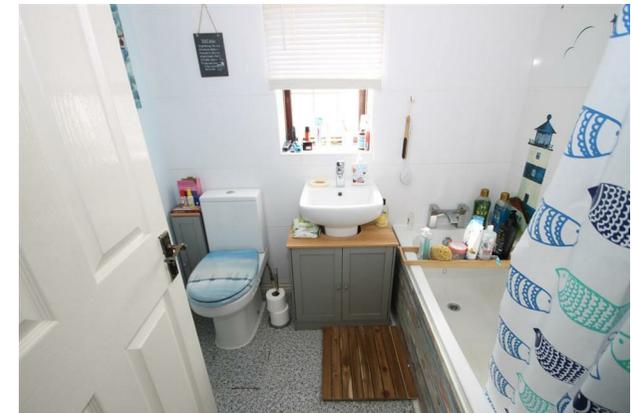
Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and shower over, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, double glazed window to the side aspect, single radiator.

#### OUTSIDE

The property features a low maintenance, open plan lawned front garden. A gate to the side of the property leads through to the enclosed rear garden which enjoys a good degree of privacy and incorporates lawn and patio areas with fenced boundaries.

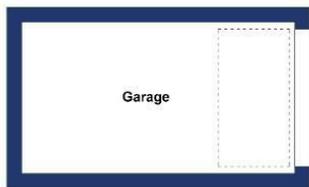
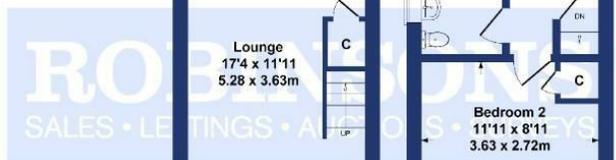
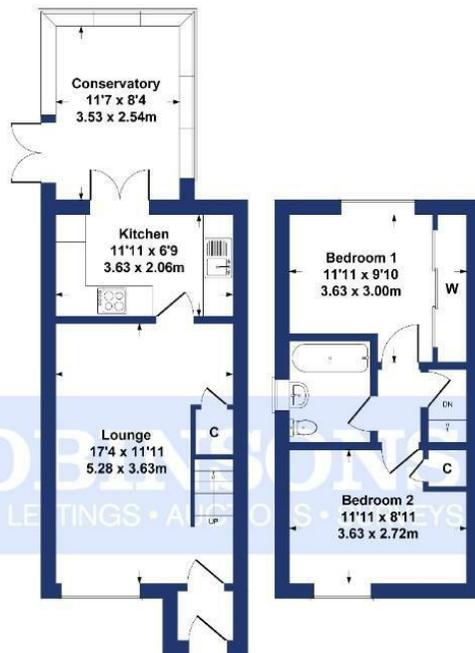
#### GARAGE

Accessed via roller door to the front, with a driveway in front for off street parking.



# Greenfinch Close

Approximate Gross Internal Area  
705 sq ft - 65 sq m



**Garage** 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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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