



\*\*\* REDUCED \*\*\* £1,000 towards legal costs \*\*\*An impressive THREE BEDROOM semi-detached property occupying a pleasant set back position on Robinson Close. The home features a modern kitchen/diner, bathroom and en-suite shower room, whilst further benefitting from gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a pleasant lounge, with an inner hallway incorporating stairs to the first floor and access to a useful guest cloakroom/WC. The full width kitchen/diner includes a built-in oven and hob, with further space for free standing appliances. To the first floor are three good size bedrooms, the master bedroom with en-suite shower room, whilst the remaining bedrooms are served by the family bathroom incorporating a three piece white suite and chrome fittings. Externally is a low maintenance, part lawned front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden features lawn and decked patio areas. Robinson Close is located off Stockton Road close to the Greenside Pub and within walking distance of St Aiden's Primary School. VIEWING RECOMMENDED.

**Robinson Close, Hartlepool, TS25 5FB**

**3 Bed - House - Semi-Detached**

**Offers Over £145,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE VESTIBULE

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

### FAMILY LOUNGE

**15'10 x 10'1 (4.83m x 3.07m)**

uPVC double glazed window to the front aspect, fitted carpet, double radiator, coving to ceiling.



### INNER HALL

Stairs to the first floor, fitted carpet, radiator with cover, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, tiled splashback, vinyl flooring, extractor fan, single radiator.



### FULL WIDTH KITCHEN/DINER

**18'9 x 7'8 (5.72m x 2.34m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, space for 'American' style fridge/freezer, recess with plumbing for washing machine and dishwasher, uPVC double glazed window to the rear aspect, coving and inset spotlighting to ceiling, dining space with uPVC double glazed French doors, 'laminated' effect tiled flooring and single radiator.



## FIRST FLOOR

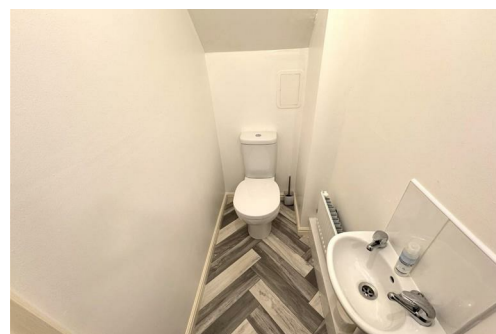
### LANDING

Fitted carpet, storage cupboard, hatch to loft space which is part boarded for storage purposes with light, socket and pull down access ladder.

### BEDROOM ONE

**13'10 x 9'6 (4.22m x 2.90m)**

A good sized master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.



### EN-SUITE SHOWER ROOM/WC

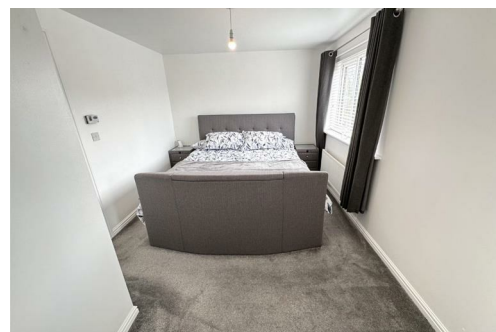
**6'10 x 4'8 (2.08m x 1.42m)**

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, being full height to shower level, vinyl flooring, uPVC double glazed window to the front aspect, extractor fan, single radiator.

### BEDROOM TWO

**11'2 x 8'6 (3.40m x 2.59m)**

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



### BEDROOM THREE

**9'10 x 7'9 (3.00m x 2.36m)**

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

## Robinson Close, Hartlepool, TS25 5FB



### FAMILY BATHROOM/WC

8'7 x 5'6 (2.62m x 1.68m)

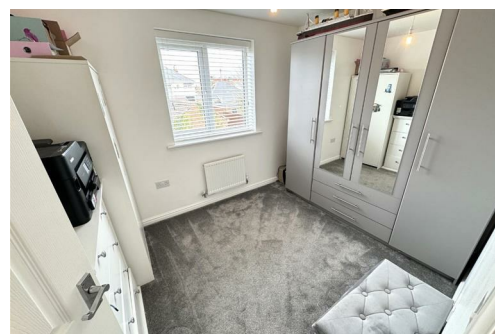
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, vinyl flooring, uPVC double glazed window to the side aspect, extractor fan, single radiator.

### EXTERNALLY

Externally is a low maintenance, part lawned front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden features lawn and decked patio areas.

### GARAGE

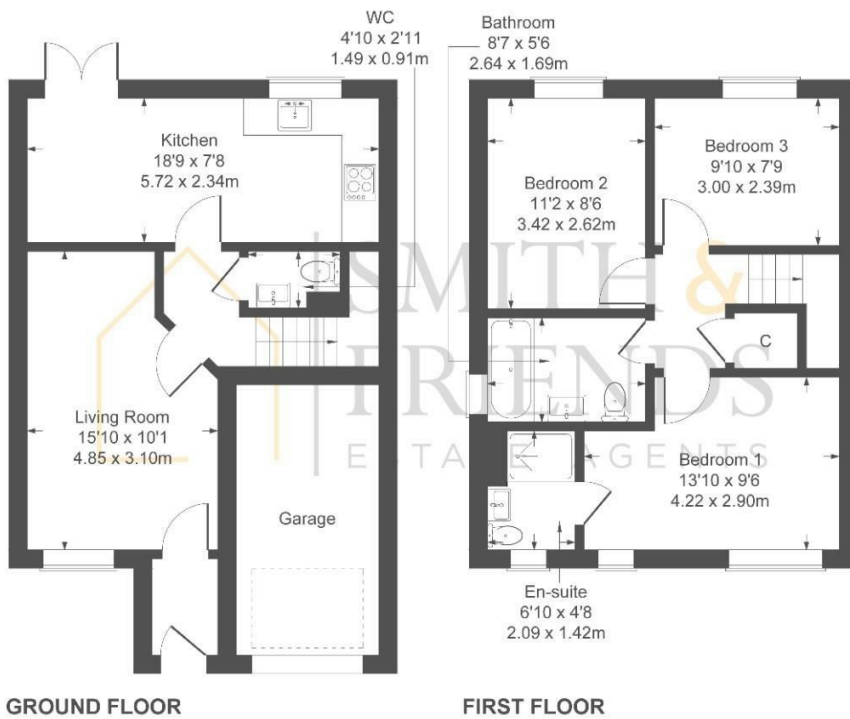
16'3 x 7'10 (4.95m x 2.39m)



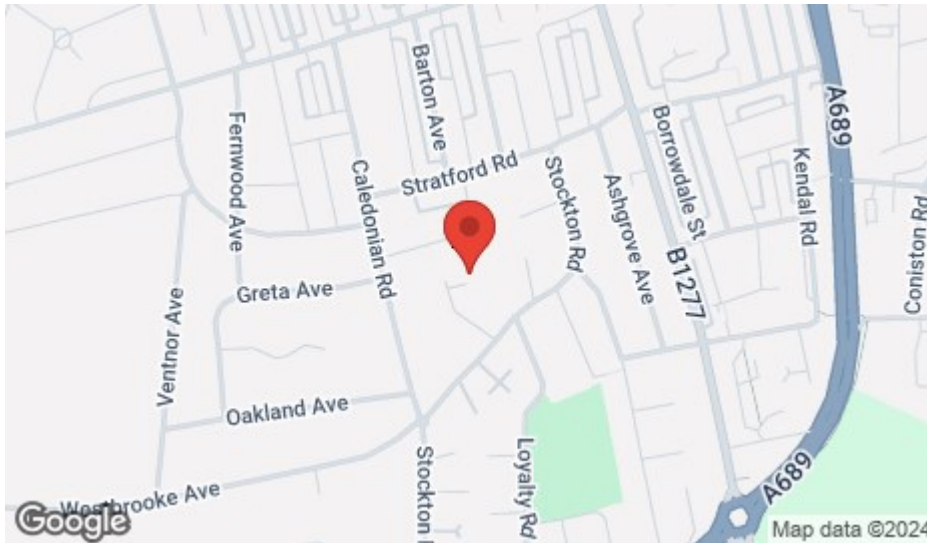
# Robinson Close, Hartlepool, TS25 5FB

## Robinson Close

Approximate Gross Internal Area  
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS