

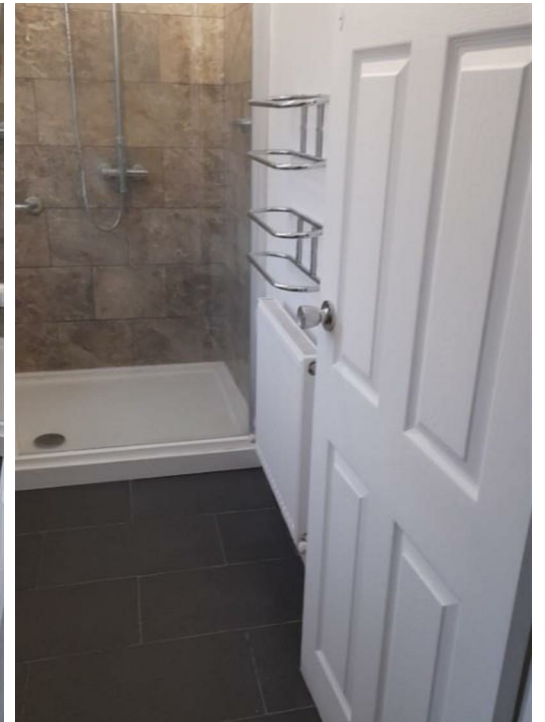


Alderwood Close, Clavering, TS27 3QR
5 Bed - House - Semi-Detached
£237,500

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



SMITH &
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ESTATE AGENTS



Alderwood Close, Clavering, TS27 3QR

REDUCED SIGNIFICANTLY EXTENDED & REMODELLED BY THE CURRENT OWNERS *** Positioned on a favourable corner plot in the popular Clavering area of Hartlepool and benefitting from five/six bedrooms, multiple reception areas and two bathrooms. This large family home comes with viewing recommended to fully appreciate the versatility and potential on offer. The layout briefly comprises: entrance porch, reception room with stairs to the first floor, kitchen which links to a useful dining area with French doors to the rear garden, generous family lounge linking to a further reception area with additional French doors to the garden, inner hall with access to two ground floor bedrooms and the shower room which incorporates a three piece suite and chrome fittings. To the first floor are a further three/four bedrooms, the master bedroom with scope to incorporate a walk-in dressing room/en-suite. Bedroom two links to an additional bedroom six which could be used as a dressing room with bi-fold doors into bedroom two. The first floor bedrooms are served by the family bathroom which is fitted with a four piece suite. Externally is a low maintenance block paved front allowing ample off street parking and generous enclosed rear garden.

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door.

RECEPTION ROOM

14'8 x 141 (4.47m x 42.98m)

Staircase to first floor landing, glass panelled doors opening into:

KITCHEN

14'6 x 9'4 (4.42m x 2.84m)

Wall, base and drawer units, worktop and breakfast bar.

DINING ROOM

15'5 x 6'7 (4.70m x 2.01m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window.

LOUNGE

24'3 x 12'1 (7.39m x 3.68m)

uPVC double glazed window, radiator, double doors to:

RECEPTION AREA

10'11 x 6'6 (3.33m x 1.98m)

uPVC double glazed French doors opening onto the rear garden.

INNER HALLWAY

Access to:

GROUND FLOOR BEDROOM

17'6 x 12'7 (5.33m x 3.84m)

uPVC double glazed window to front.

GROUND FLOOR BEDROOM

9' x 8'3 (2.74m x 2.51m)

uPVC double glazed window.

SHOWER ROOM/WC

8'11 x 5'6 (2.72m x 1.68m)

Walk-in shower, pedestal wash hand basin and low level WC.

FIRST FLOOR

LANDING

BEDROOM ONE (front)

18' x 12'1 (5.49m x 3.68m)

uPVC double glazed window to front.

DRESSING AREA

6'10 x 6' (2.08m x 1.83m)

BEDROOM TWO (front)

14'3 x 8'10 (4.34m x 2.69m)

uPVC double glazed window to front.

BEDROOM THREE (rear)

10' x 8'3 (3.05m x 2.51m)

uPVC double glazed window to rear.

BEDROOM FOUR (front)

9'6 x 6'2 (2.90m x 1.88m)

uPVC double glazed window to front.

FAMILY BATHROOM/WC

Double shower, panelled bath, pedestal wash hand basin and low level WC.

EXTERNALLY

Enclosed rear garden, block paved open plan front garden providing off street parking for four cars.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1880.76 ft²
174.73 m²

Reduced headroom

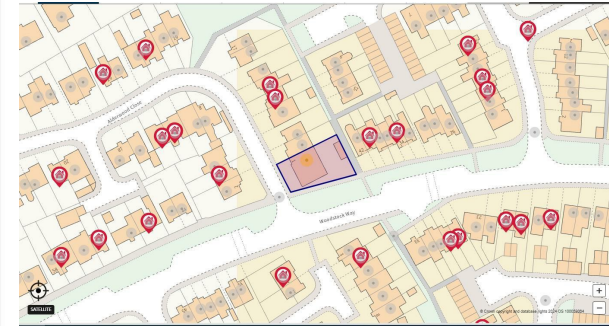
11.52 ft²
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales	EU Directive 2002/91/EC	

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.

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