



**\*\* NO CHAIN INVOLVED \*\* AVAILABLE IMMEDIATELY \*\*** An impressive and deceptively spacious three bedroom mid terraced house occupying a pleasant set back position on Clavering Road. Features include uPVC double glazing, gas central heating, three double bedrooms, fitted kitchen with a range of appliances and private rear garden. Briefly comprising: entrance porch, hall, lounge and fitted kitchen. To the first floor are three bedrooms and the family bathroom with separate WC. Externally are gardens to the front and rear, with the rear garden enjoying a good degree of privacy and benefitting from a brick built storage shed. Clavering Road is ideally located for local schools and amenities, as well as allowing quick commuting to and from Hartlepool. Fitted blinds and flooring are included in the asking price. Rarely available on the open market and offering recently improved and redecorated accommodation ideal for family requirements.

**Clavering Road, Hartlepool, TS27 3PQ**

**3 Bed - House - Mid Terrace**

**Or Nearest Offer £130,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Clavering Road, Hartlepool, TS27 3PQ**



## **GROUND FLOOR**

### **ENTRANCE PORCH**

uPVC double glazed glass panelled door, radiator, glass panelled door into hallway.

### **HALLWAY**

Spindle staircase to first floor landing, radiator, uPVC double glazed window, under stairs storage.

### **LOUNGE**

**20'2 x 12'4 (6.15m x 3.76m)**

uPVC double glazed windows to front, rear and side; radiator.

### **KITCHEN**

**11'10 x 7'10 (3.61m x 2.39m)**

Fitted with a range of wall, base and drawer units with matching worktops and splashback, inset sink and drainer with mixer tap, gas cooker with illuminating extractor, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

## **FIRST FLOOR**

### **LANDING**

#### **BEDROOM 1 (front)**

**12'3 x 10'10 (3.73m x 3.30m)**

uPVC double glazed window to front, radiator.

#### **BEDROOM 2 (rear)**

**11'2 x 9' (3.40m x 2.74m)**

uPVC double glazed window to rear, radiator.

#### **BEDROOM 3 (rear)**

**10'10 x 7'11 (3.30m x 2.41m)**

uPVC double glazed window to rear, radiator.

### **FAMILY BATHROOM**

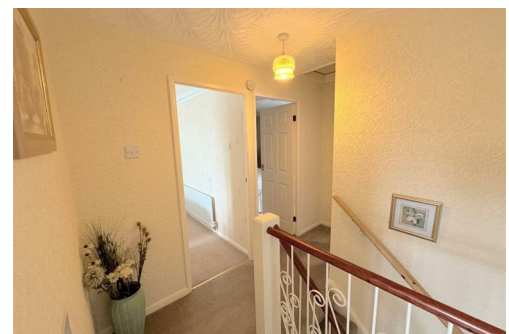
**6'7 x 5'11 (2.01m x 1.80m)**

White and chrome suite comprising: panelled bath with shower over and glass shower screen, pedestal wash hand basin, co-ordinated tiled walls, radiator, uPVC double glazed window to front.

### **SEPARATE WC**

**5'10 x 2'11 (1.78m x 0.89m)**

Low level WC, uPVC double glazed window.



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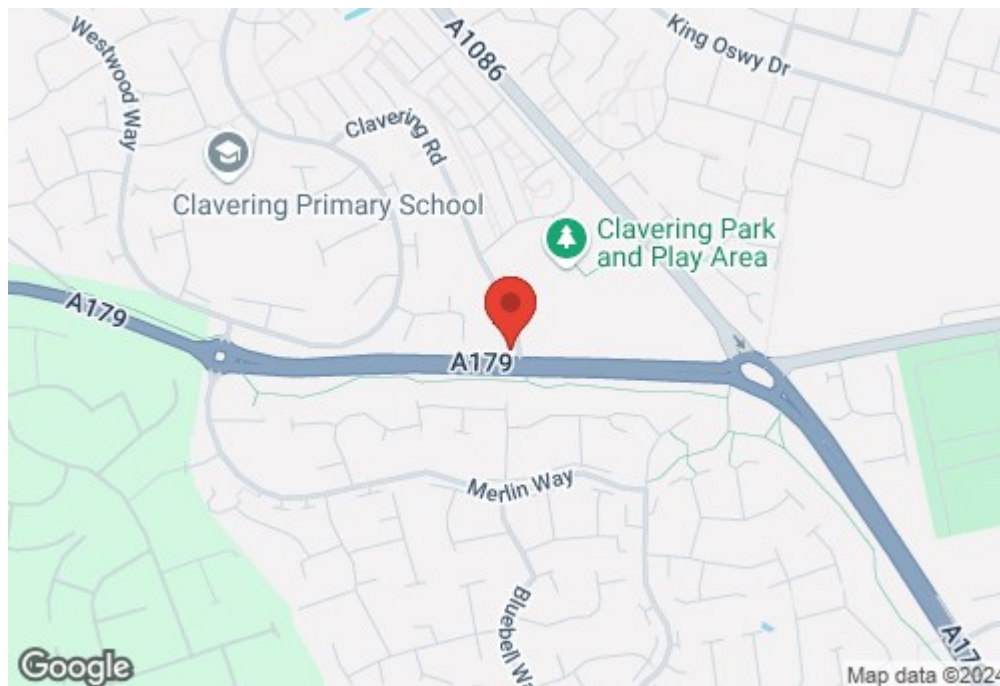


### EXTERNALLY

The enclosed rear garden affords a good degree of privacy, whilst being easily maintained with decorative paving and timber shed. The open plan front garden is laid to lawn, with a small rockery and mature shrubbery.

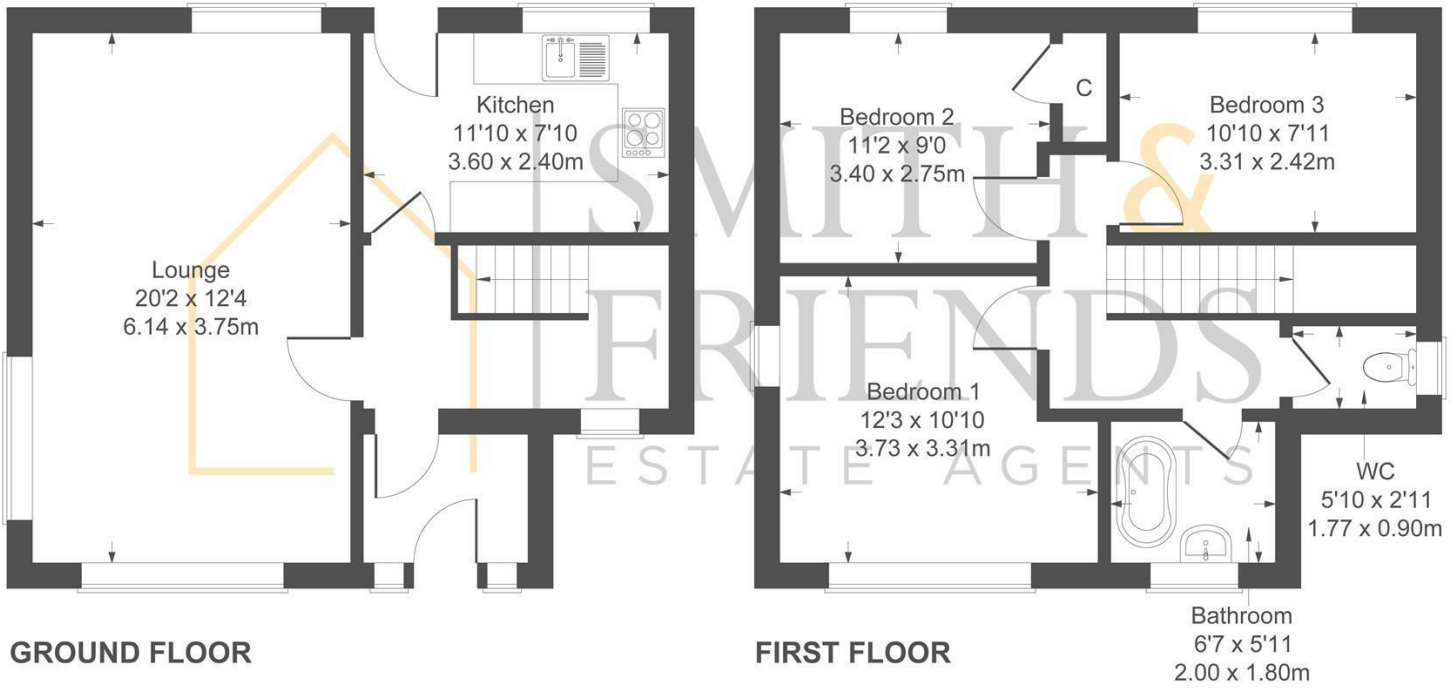
### NB

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.



## Clavering Road

Approximate Gross Internal Area  
947 sq ft - 88 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			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(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	

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