



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned THREE BEDROOM end terraced property on Clavering Road with garage to the rear. The home offers accommodation ideal for a first time buyer, young couple or possible investment opportunity, with features including gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to a good size lounge with stairs to the first floor and access to a full width kitchen/diner. To the first floor are three bedrooms and the shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, enclosed rear garden and garage with parking in front to the rear. Clavering Road is located close to schools and only a short walk to the coast road and down to the beach. An internal viewing comes recommended to appreciate the potential on offer.

Clavering Road, Hartlepool, TS27 3PZ

3 Bedroom - House - End Terrace

£104,950

EPC Rating:

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Clavering Road, Hartlepool, TS27 3PZ

GROUND FLOOR

ENTRANCE PORCH

6'3 x 4'11 (1.91m x 1.50m)

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the front aspect, 'oak' style laminate flooring, single radiator, aluminium framed double glazed internal door to the lounge.

LOUNGE

15'9 x 14'5 (4.80m x 4.39m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with gas fire, stairs to the first floor with under stairs storage cupboard, single radiator, additional double radiator, access to the kitchen/diner.

KITCHEN/DINER

8'2 x 14'6 (2.49m x 4.42m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and canopy housing extractor over, tiling to splashback, recess for washing machine, recess for dishwasher, under stairs area ideal for free standing fridge/freezer, two uPVC double glazed windows to the rear aspect, uPVC double glazed door to the rear garden, coving to ceiling, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to:

BEDROOM ONE

14'3 x 8'3 (4.34m x 2.51m)

Fitted wardrobes with bed recess and overhead storage space, matching drawers, uPVC double glazed window to the front aspect.

BEDROOM TWO

9'10 x 6'7 (3.00m x 2.01m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

10'3 x 6' (3.12m x 1.83m)

Built-in storage cupboard, uPVC double glazed window to the front aspect.

SHOWER ROOM/WC

6'2 x 6' (1.88m x 1.83m)

Fitted with a three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, tiling to splashback, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, panelling and inset spotlighting to the ceiling, chrome heated towel radiator.

EXTERNALLY

The property features a part lawned front garden, with a well stocked side garden. The enclosed rear garden is paved and should, again, prove to be low maintenance with gated access and storage shed included.

GARAGE

Located in a block to the rear of the property, with up and over access door, parking in front.

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.



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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		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area[®]
720 ft²
66.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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. We 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.

