



A pleasantly positioned THREE BEDROOM mid terraced property set back on Clavering Road with parking and 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 a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance lawned front garden, enclosed paved rear garden with storage shed and garage with parking at the rear. Clavering Road is located close to schools and only a short walk to the coast road and down to the beach. VIEWING RECOMMENDED.

Clavering Road, Hartlepool, TS27 3PZ

3 Bedroom - House - Mid Terrace

£120,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Clavering Road, Hartlepool, TS27 3PZ



GROUND FLOOR

ENTRANCE PORCH

4'4 x 4'10 (1.32m x 1.47m)

Entered via composite door, uPVC double glazed windows to the side and front, tiled flooring, glazed internal door to the lounge.

FRONT LOUNGE

16'1 x 14'3 (4.90m x 4.34m)

Staircase to the first floor, under stairs storage cupboard, uPVC double glazed window to the front aspect, double radiator, modern feature fire surround with matching hearth and inset 'coal' effect electric fire, coving to ceiling.

KITCHEN/DINER

8'1 x 14'7 (2.46m x 4.45m)

Fitted with a range of units to base and wall level with contrasting 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 canopy housing extractor hood over, tiling to splashback, recess for washing machine, space for tumble dryer and free standing fridge/freezer, 'laminated' effect vinyl flooring, uPVC double glazed door to the rear garden, two uPVC double glazed windows, under stairs storage area, coving to ceiling, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM ONE

14'6 x 8'6 (4.42m x 2.59m)

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

BEDROOM TWO

9'10 x 8'1 (3.00m x 2.46m)

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

BEDROOM THREE

6'7 x 5'9 (2.01m x 1.75m)

Currently used as a dressing room with built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

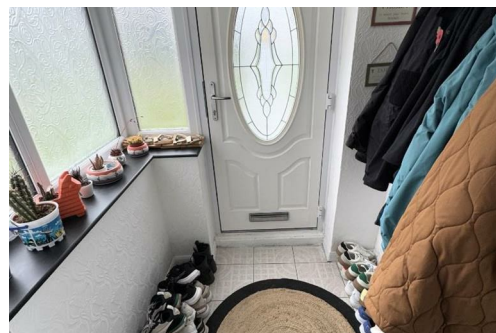
BATHROOM/WC

6'2 x 5'11 (1.88m x 1.80m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps and chrome shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, panelling to walls and ceiling, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features a lawned front garden with paved walkway and privacy hedge. The enclosed rear garden should prove to be low maintenance being paved, with gated access and including a useful timber storage shed.



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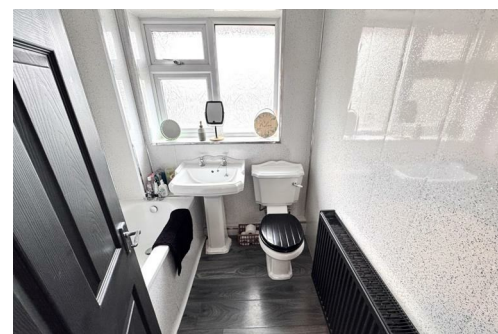
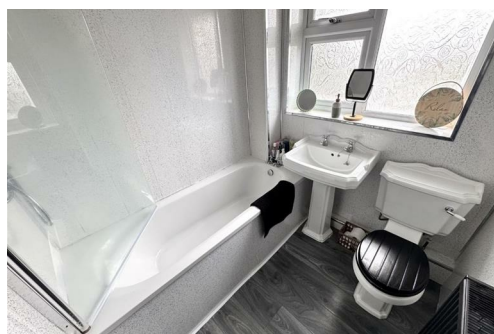


GARAGE

Located to the rear of the property with up and over access door.

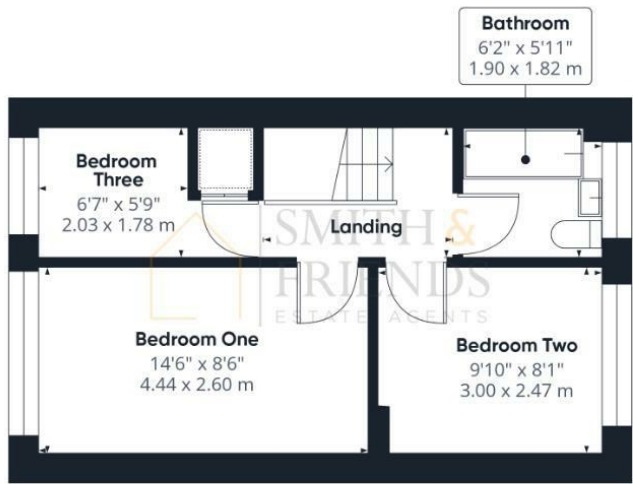
NB

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 2

Approximate total area⁽¹⁾
705 ft²
65.5 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.

GIRAFFE360



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.

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		
	68	82
England & Wales		EU Directive 2002/91/EC