





Robinson Close, Hartlepool, TS25 5FB

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welcome to

Robinson Close, Hartlepool

Located on Robinson Close, this four-bedroom family home offers well-balanced accommodation in a convenient residential location. The ground floor includes entrance, a lounge leading through to an open-plan kitchen-diner, utility room and access to the downstairs WC and garage via a personnel door.

Entrance Hallway
Entered via a double glazed door into the entrance hall, feature tiled floor, stairs leading to the first floor, radiator, door leading to the lounge.

Lounge
10' 9" x 15' 7" (3.28m x 4.75m)
UPVC double glazed window to front, feature 3/4 panel wall, tv point with feature panelling behind, double wooden and glass doors that lead into the kitchen/ diner.

Kitchen/ Diner
18' 2" x 10' 2" (5.54m x 3.10m)
UPVC double glazed window to rear, UPVC double glazed french doors to rear, tiled floor, radiator, feature brick slipwalls x2, range of white wall and base units with complimenting working surfaces, peninsular island with seating, 1/2 bowl sink/ drainer with mixer tap, inset electric oven, four ring gas hob with extractor over, door giving access to the understairs storage cupboard, door leading into the utility area.

Utility
7' x 5' 2" (2.13m x 1.57m)
Double glazed door to the side aspect, vinyl flooring, work surface with plumbing and recess for washing machine and tumble dryer, wall mounted ideal logic combi boiler, extractor fan, door leading to downstairs wc, personnel door leading to the garage.

Downstairs Wc
UPVC double glazed window to the rear, wash hand basin with mixer tap and tiled splashback, radiator, low level low flush wc.

Landing
Stairs from the hallway, loft hatch access with pull down ladder, doors leading to all principle rooms, built in storage cupboard.

Bedroom 1
14' 4" x 10' 3" excluding recess (4.37m x 3.12m excluding recess)
UPVC double glazed window to the front, radiator, door leading to the en suite, built in storage over the bulk head.

En Suite
UPVC double glazed window to the side, wash hand basin with mixer tap and tiled splashback, low level low flush wc, vinyl flooring, corner shower cubicle with rainfall shower head and hand held attachment.

Bedroom 2
9' 2" x 12' 2" (2.79m x 3.71m)
UPVC double glazed window to front, radiator.

Bedroom 3
9' 6" x 9' 3" (2.90m x 2.82m)
UPVC double glazed window to rear, radiator, built in open wardrobes and shelving.

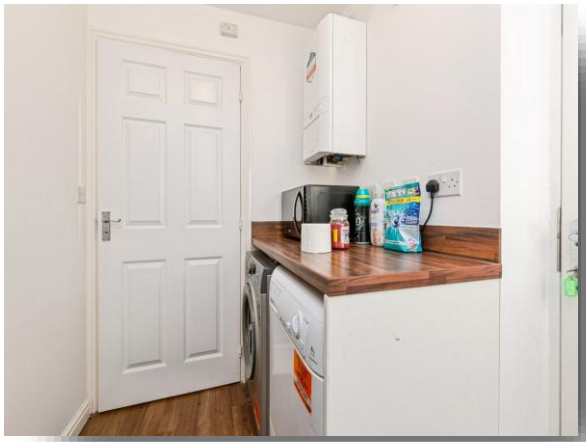
Bedroom 4
7' 2" x 9' 5" (2.18m x 2.87m)
UPVC double glazed window to the rear, radiator.

Family Bathroom
UPVC double glazed window to the rear, panel bath, extractor fan, mixer tap, part tiled walls, wash hand basin with mixer tap and tiled splashback, low level low flush wc, radiator.









Rear Garden
Landscaped with Indian sandstone patio, raised deck area that gives access to a summerhouse/ bar which is wood built with wood single glazed windows and double doors, power and light, fitted bar, wood built pergola, access to the side of the property that leads to the front, south facing.

Front Of Property
Driveway that leads to garage, open plan lawned area.

Garage
Power and light, up and over door.

Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

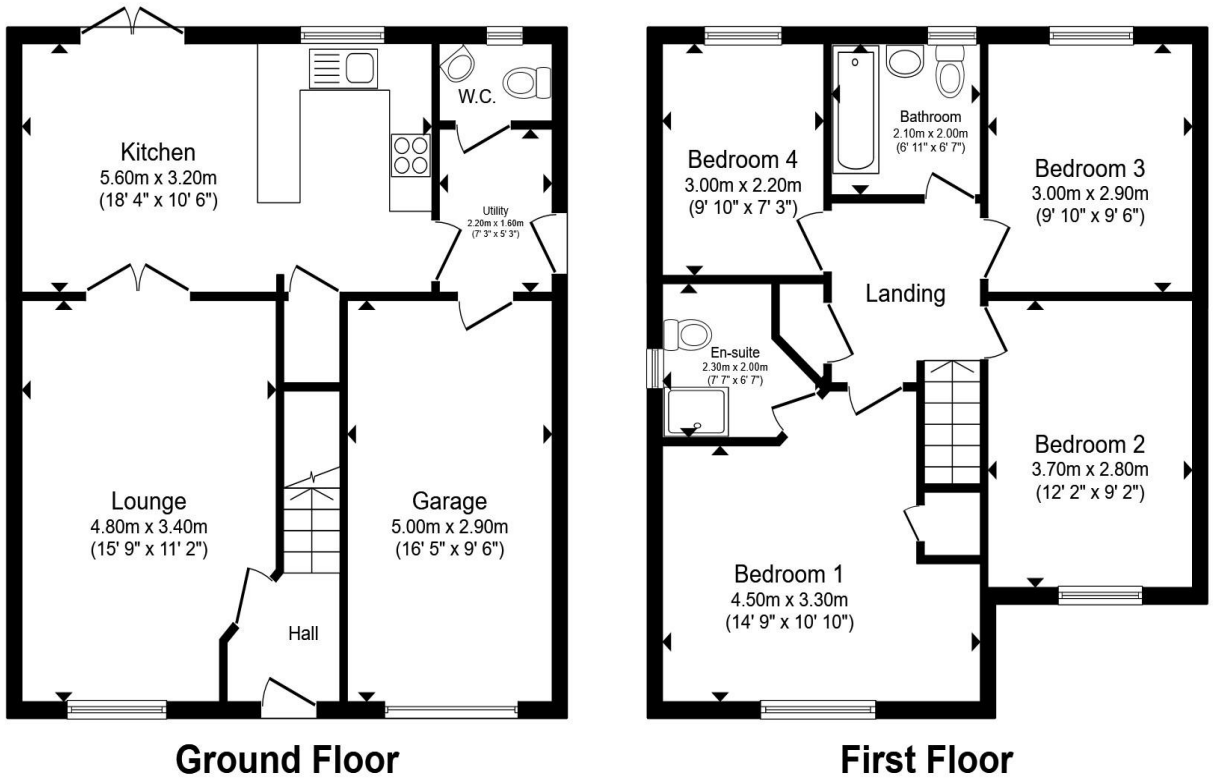
welcome to

Robinson Close, Hartlepool

- DOWNSTAIRS WC
- GARAGE & DRIVEWAY
- SUMMERHOUSE WITH BAR
- OPEN PLAN KITCHEN/ DINER
- SOUTH FACING REAR GARDEN

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

£230,000



Total floor area 122.7 m² (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
HAR120197 - 0007

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