



**Pinewood Close, Clavering,
Hartlepool, TS27 3QU
3 Bed - House - Detached
£220,000**

**Council Tax Band: D
EPC Rating: A
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Pinewood Close, Clavering, TS27 3QU

**** A MUST SEE PROPERTY ** SIGNIFICIANTLY IMPROVED **** Smith and Friends are delighted to offer to the open market for sale this beautifully presented three bedroom detached house. Pinewood Close is a series of cul-de-sacs which can be found towards the top of Westwood Way located on the northern outskirts of Hartlepool. Features include solar panelling, gas central heating via a combi boiler and has recently replaced uPVC double glazing. This home has been tastefully improved by the current owners and offers good sized accommodation which is ideal for the growing family, briefly comprising: entrance porch, lounge with an impressive marble fire surround, separate dining room leading into the conservatory, well fitted kitchen with a range of wall, base and drawer units, this in turn leads to a useful laundry room with internal door to the garage. Located to the first floor are three double bedrooms, all with fitted wardrobes and the master bedroom with en-suite, bedrooms two and three are served by the family bathroom. Externally are attractively landscaped gardens to front and rear, the latter enjoying a good degree of privacy and has a westerly aspect. A block paved driveway leads to the integral garage. Another pleasing feature of this home is it's pleasing outlook to the rear with countryside views.

GROUND FLOOR

ENTRANCE

LOUNGE

16'8 x 11'3

uPVC double glazed window to front, living flame 'coal' effect gas fire with modern surround, radiator and glass panelled door opening into the dining area.

DINING AREA

10'2 x 10'1

Sliding patio doors opening into the conservatory.

CONSERVATORY

9'3 x 7'2

Glass panelled door opening onto the rear garden.

KITCHEN

9'9 x 8'4

Fitted with a range of wall, base and drawer units with matching work surfaces, inset sink and drainer with mixer tap, recess for free standing cooker, built-in fridge and freezer, uPVC double glazed windows to rear and side, access to the laundry room.

LAUNDRY ROOM

4'11 x 4'9

Plumbing for washing machine and dryer, access into the garage.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access.

BEDROOM 1 (rear)

11'5 x 10'4

uPVC double glazed window, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM/WC

10'2 x 2'10

White and chrome suite with double shower, wash hand basin with vanity storage and low level WC; uPVC double glazed window, chrome towel rail.

BEDROOM 2 (front)

10'8 x 9'4

uPVC double glazed window, built-in wardrobes, radiator.

BEDROOM 3 (front)

10'6 x 8'11

uPVC double glazed window, built-in wardrobes, radiator.

FAMILY BATHROOM/WC

10'2 x 5'8

Panelled bath, shower over with glass shower screen, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

EXTERNALLY

The landscaped rear garden affords a good degree of privacy and has a sunny westerly facing aspect, with tiered lawns and a covered decking area ideal for entertaining. To the front, the block paved drive provides parking for three cars and leads to the integral garage.

GARAGE

Electric up and over door, access to the laundry room.

NB

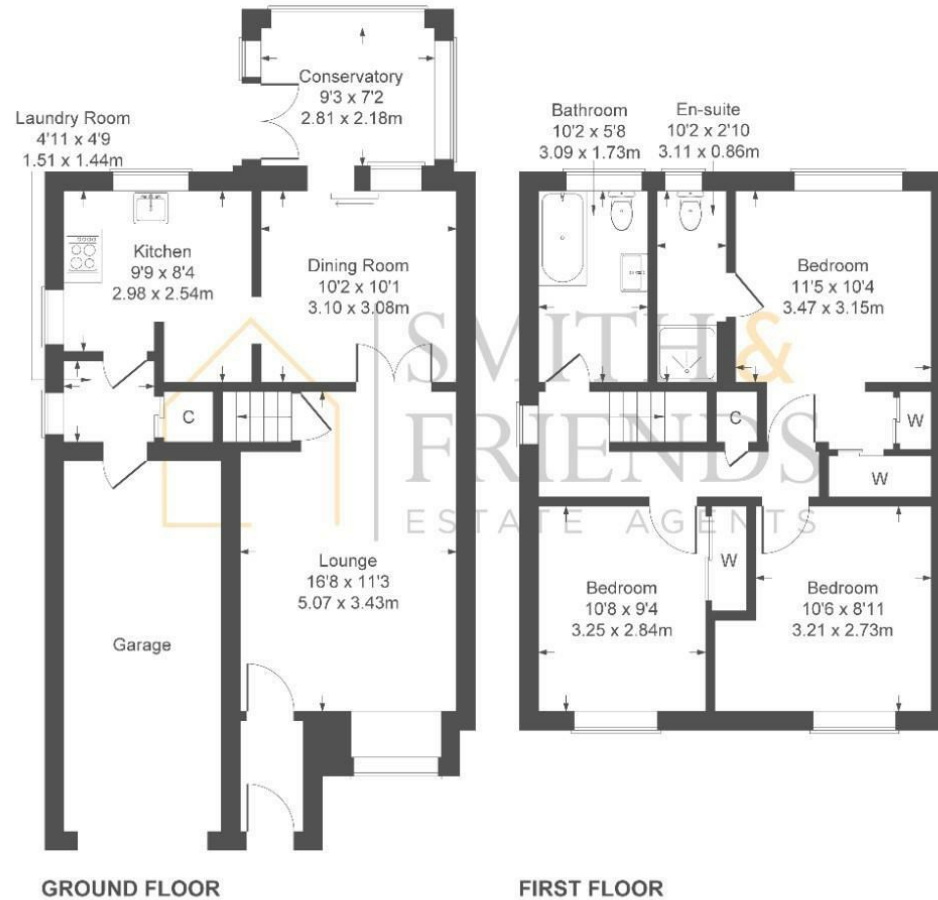
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



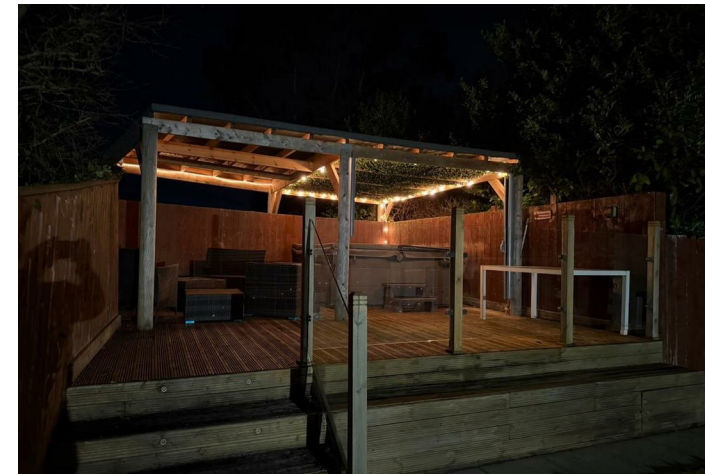


Pinewood

Approximate Gross Internal Area
1087 sq ft - 101 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		98
(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

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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.