



Fieldfare Road, Middle Warren, TS26 0SA
3 Bed - House - Detached
£175,000

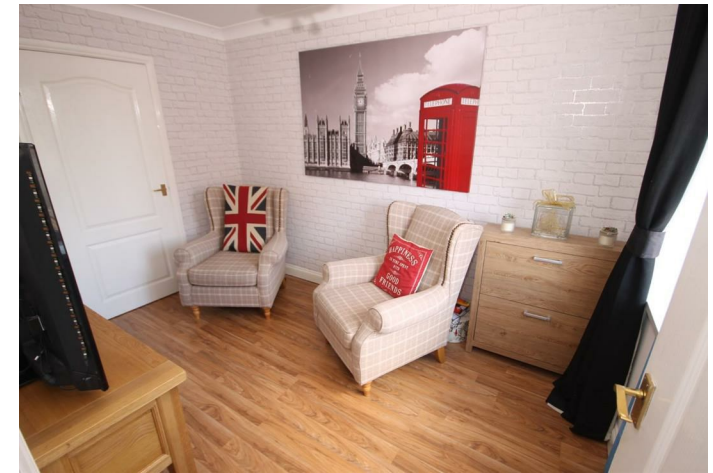
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Fieldfare Road Middle Warren, TS26 0SA

*** VIEWING RECOMMENDED *** A spacious three bedroom detached property offering EXTENDED ACCOMMODATION ideal for family requirements. The home has been enhanced by a garden room to the rear and features a converted garage, currently used as an additional sitting room. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a burglar alarm system. The internal layout briefly comprises: entrance vestibule with access to the converted garage/sitting room, the generous lounge/dining room leads through to the garden room extension with French doors to the rear garden. The kitchen is fitted with units to base and wall level with built-in oven, hob and extractor. To the first floor are three bedrooms, the master with fitted wardrobes and en-suite shower room, the remaining bedrooms are served by the modern family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front which is block paved to provide useful off street parking for three cars. The enclosed rear garden features flagstone paving and access to a timber storage shed/summerhouse. Fieldfare Close forms part of a popular residential area close to both schools and amenities.







GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, laminate floor, coving to ceiling, single radiator, access to:

CONVERTED SITTING ROOM 11'5 x 7'8 (3.48m x 2.34m)

uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, television point, useful storage cupboard.

THROUGH LOUNGE/DINING ROOM 23'2 x 10'7 (7.06m x 3.23m)

A spacious through lounge/dining room which is fitted with modern laminate flooring and incorporates a uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, coving to ceiling, television point, two double radiators, stairs to the first floor with fitted carpet, archway to:

GARDEN ROOM 12'5 x 7'2 (3.78m x 2.18m)

Currently used as a dining area with uPVC double glazed French doors which open to the rear garden, uPVC double glazed window to the rear aspect, modern laminate flooring, coving to ceiling, single radiator.



KITCHEN/BREAKFAST ROOM 12'4 x 8'1 extending to 11' (3.76m x 2.46m extending to 3.35m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess with plumbing for washing machine, recess for additional appliance, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, double glazed door to the rear garden, laminate flooring, coving to ceiling, double radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, coving to ceiling, access to:

BEDROOM 1 11'2 x 9'1 (3.40m x 2.77m)

A good sized master bedroom which benefits from mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

EN SUITE SHOWER ROOM/WC 5'2 x 5'1 (1.57m x 1.55m)

Fitted with a three piece suite comprising: corner shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM 2 9'7 x 9'1 (2.92m x 2.77m)

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

BEDROOM 3 10' x 8' (3.05m x 2.44m)

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

BATHROOM/WC 7'11 x 4'6 (2.41m x 1.37m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, single radiator.

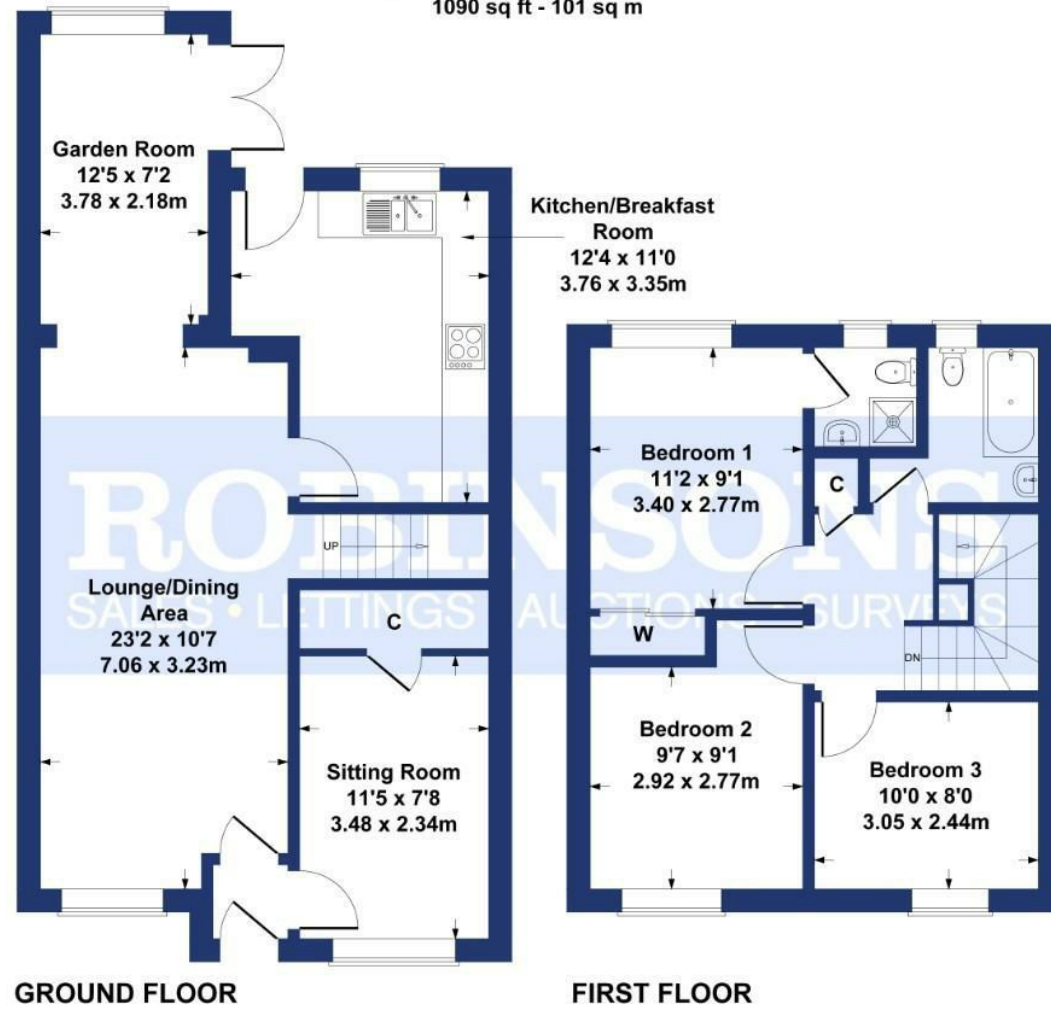
OUTSIDE

The property features a low maintenance front with a block paved driveway providing useful off street parking for three cars. Gates to each side of the property lead through to the enclosed rear garden which should, again, prove to be low maintenance with flagstone paving, part pebbled border and useful timber storage shed/summerhouse.



Fieldfare Road

Approximate Gross Internal Area
1090 sq ft - 101 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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