



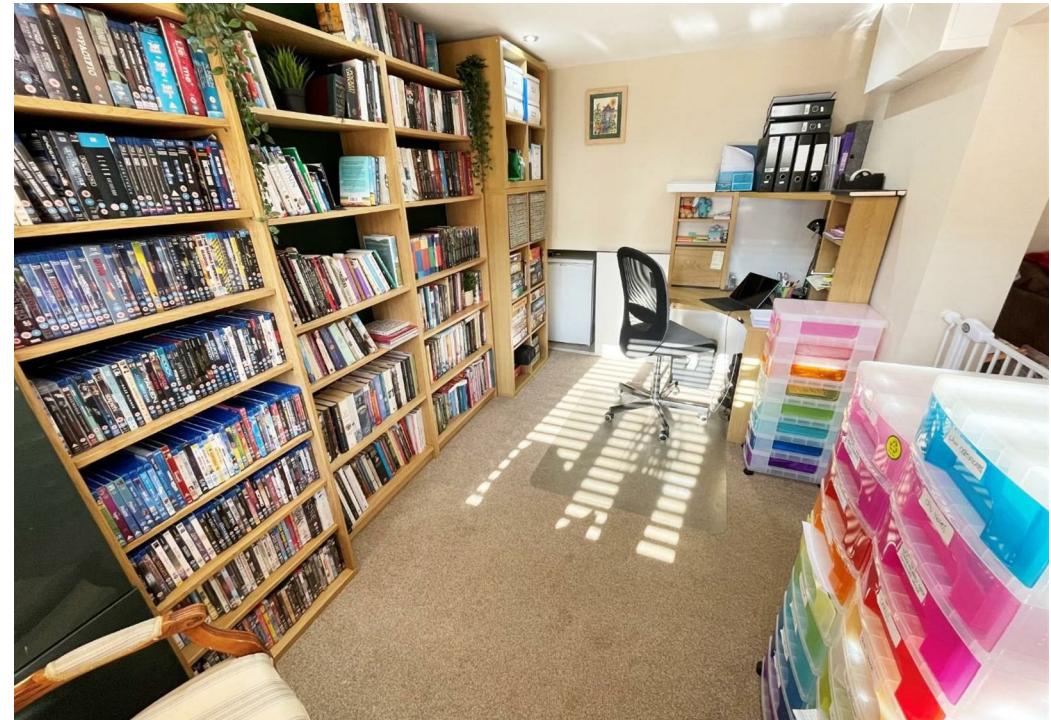
Whinchat Close, Middle Warren, TS26 0SD
3 Bed - House - Semi-Detached
£160,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

An impressive three bedroom semi-detached property offering improved accommodation, with the benefit of a modern kitchen and recently upgraded bathroom. The home further benefits from the addition of a garage conversion allowing an additional reception room to the ground floor. An ideal purchase for a first time buyer or young family, with further features including gas central heating, uPVC double glazing and useful off street parking. The internal layout of the property briefly comprises: entrance porch through to the spacious family lounge with attractive fire surround, 'log burner' style electric fire and further access to the additional sitting reception room/study. The full width kitchen/diner features modern high gloss units to base and wall level and includes a range of integrated appliances, breakfast bar and dining area. To the first floor are three good size bedrooms which are served by the family bathroom which incorporates a modern four piece suite and chrome fittings including free standing bath and separate shower. Externally is a low maintenance front garden, with a driveway for useful off street parking. The enclosed rear garden offers lawn, patio and decking areas. Whinchat Close is located just off Fieldfare Road and within close proximity of schools and amenities. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE PORCH

Accessed via composite entrance door with double glazed inserts, uPVC double glazed window, laminate flooring, door to lounge with glazed insert.

LOUNGE

14'11 x 10'10 (4.55m x 3.30m)

Attractive feature fire surround with 'log burner' style electric fire and 'brick' style tiling to back, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, television point, modern wall mounted radiator, access to:

STUDY/RECEPTION ROOM

12'07 x 7'10 (3.84m x 2.39m)

Offering a variety of uses with uPVC double glazed window to the front aspect, fitted carpet, inset spotighting to ceiling, eaves storage, modern wall mounted radiator.

KITCHEN/DINING ROOM

19'08 x 9'02 narrowing to 7'00 (5.99m x 2.79m narrowing to 2.13m)

Fitted with a modern range of white high gloss units to base and wall level with chrome handles and contrasting roll-top work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above, illuminated three speed 'chimney' style extractor hood over, integrated fridge and freezer, integrated washing machine, fitted three drawer unit to base level, kickboard lighting, useful breakfast bar area/further space for appliances, coving and inset spotighting to ceiling, 'laminate' style flooring, uPVC double glazed window to the rear aspect, upVC double glazed French doors to the rear garden, modern wall mounted radiator.

FIRST FLOOR

LANDING

Accessed via attractive oak stairs, fitted carpet, access to:

BEDROOM ONE

12'01 x 9'10 (3.68m x 3.00m)

Space for free standing wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

10'01 x 9'10 (3.07m x 3.00m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, hatch to loft, single radiator.

BEDROOM THREE

9'07 x 9'01 (2.92m x 2.77m)

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

BATHROOM/WC

9'07 x 7'03 (2.92m x 2.21m)

Upgraded with an impressive four piece suite and chrome fittings, comprising free standing bath with chrome pillar mixer tap and shower attachment over, separate corner shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, wall mounted wash hand basin with chrome mixer tap, close coupled WC, tiled splashback, panelling to ceiling, tiled flooring, uPVC double glazed window to the rear, modern chrome radiator.

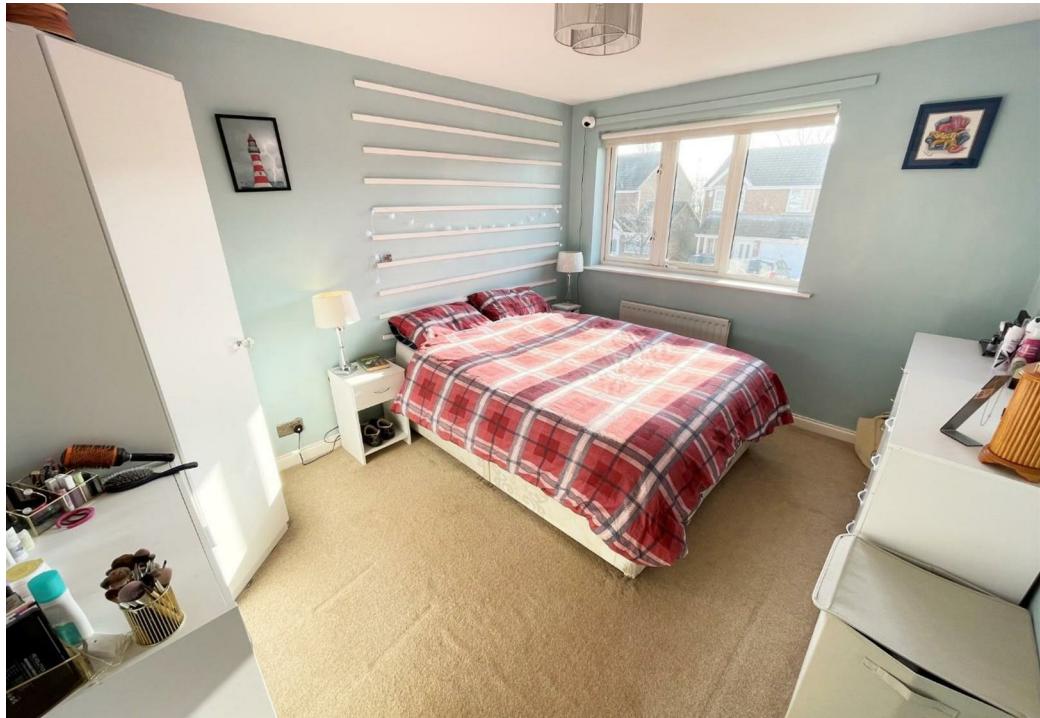
OUTSIDE

The property features a low maintenance, part lawned, open plan front garden with a paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden with lawn, patio and decked areas with fenced boundaries and raised flower bed.

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.

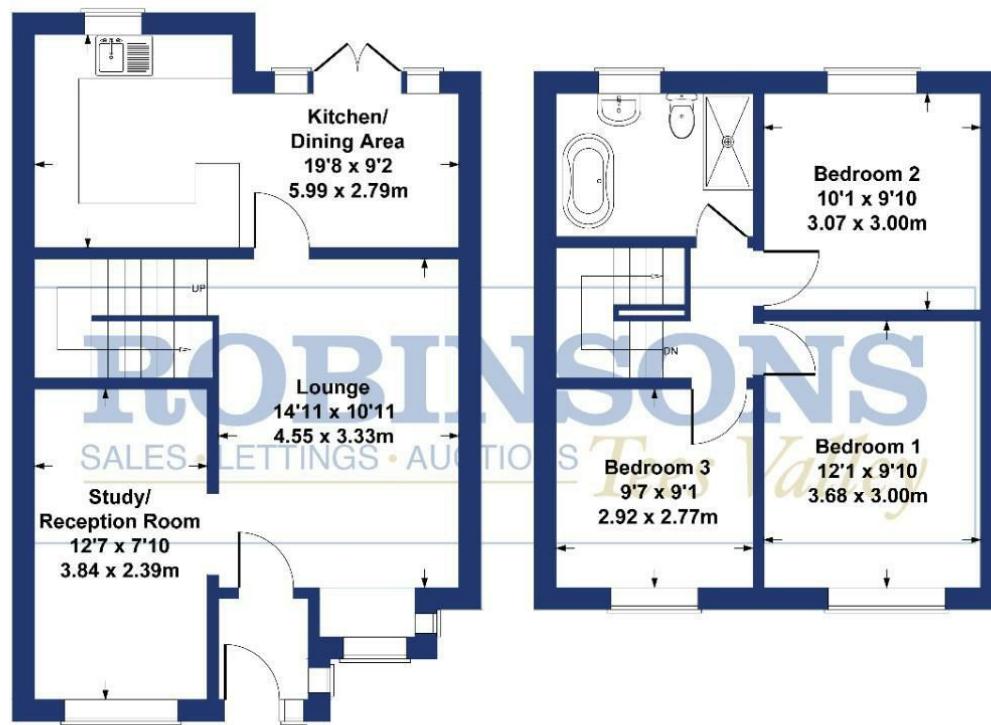




Whinchat Close

Approximate Gross Internal Area

961 sq ft - 89 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. 2023

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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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			
England & Wales		69	84
EU Directive 2002/91/EC			



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS
Tees Valley