



\*\*\*\*\* REDUCED WAS £160,000 NOW £156,800 \*\*\*\*\* Set on a favourable corner plot, this extended three bedroom semi is immaculately presented throughout and comes with viewing strongly recommended. It is located in the ever popular Bishop Cuthbert area of Hartlepool, with excellent schools and local amenities close by. In our opinion this property would make an ideal first purchase or suit a growing family.

The accommodation comprises of: entrance hall, cloakroom/WC in white, sunny lounge, superb kitchen/diner which is fitted with 'light oak' style units and includes a built-in oven and hob plus extractor, this in turn leads via French doors to a good sized uPVC double glazed conservatory. Located to the first floor are three bedrooms, the master bedroom benefitting from en suite facilities, and to complete the accommodation is a family bathroom/WC.

Externally are easily maintained gardens to front and rear which are laid mainly to lawn. A driveway to the rear of the property leads to the single garage. Fitted carpets and blinds are included in the asking price. Internal viewing comes highly recommended.

**Evergreen Close, Hartlepool, TS26 0YZ**

**3 Bed - House - Semi-Detached**

**Asking Price £156,800**

**EPC Rating C**

**COUNCIL TAX BAND C**

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# Evergreen Close, Hartlepool, TS26 0YZ

## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor landing with new carpets, radiator.

### CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with tiling to splashback, close coupled WC, uPVC double glazed opaque window, radiator.

### LOUNGE

**14'3 x 12' (4.34m x 3.66m)**

uPVC double glazed window, living flame 'coal' effect electric fire with modern surround, Karndean flooring, single radiator, under stairs storage cupboard.

### DINING KITCHEN

**15'3 x 8'10 (4.65m x 2.69m)**

Fitted with a range of 'light oak' style base, wall and drawer units with 'black marble' effect working surfaces with matching splashback in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with illuminating extractor and fan assisted oven. plumbing for washing machine, space for fridge and freezer, uPVC double glazed window, radiator, uPVC double glazed French doors to:

### CONSERVATORY

**12'10 x 8'9 (3.91m x 2.67m)**

Dwarf brick wall construction, uPVC double glazed windows, wall mounted electric heater, laminate flooring, self cleaning roof, uPVC double glazed French doors to rear garden.

### FIRST FLOOR LANDING

Built-in airing cupboard, access to loft.

### BEDROOM 1

**11'8 x 9'6 (3.56m x 2.90m)**

Fitted mirror fronted sliding wardrobes, uPVC double glazed window, single radiator, built-in storage cupboard.

### EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with sliding doors and chrome mains shower fitting, pedestal wash hand basin, close coupled WC, tiling to splashback, uPVC double glazed opaque window, single radiator, extractor fan.

### BEDROOM 2

**9'2 x 7'7 (2.79m x 2.31m)**

uPVC double glazed window, single radiator.



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### BEDROOM 3

7'7 x 5'9 (2.31m x 1.75m)

uPVC double glazed window, single radiator.

### FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, attractive tiling to splashback, uPVC double glazed opaque window, single radiator, extractor fan.

### EXTERNALLY

The front garden is open plan and laid mainly to lawn with a paved walkway leading to the property. The enclosed rear garden is of low maintenance and has a lawned area with gated access to rear. A driveway is located to the bottom of the garden and gives access to the SINGLE GARAGE with up and over door.

### NB

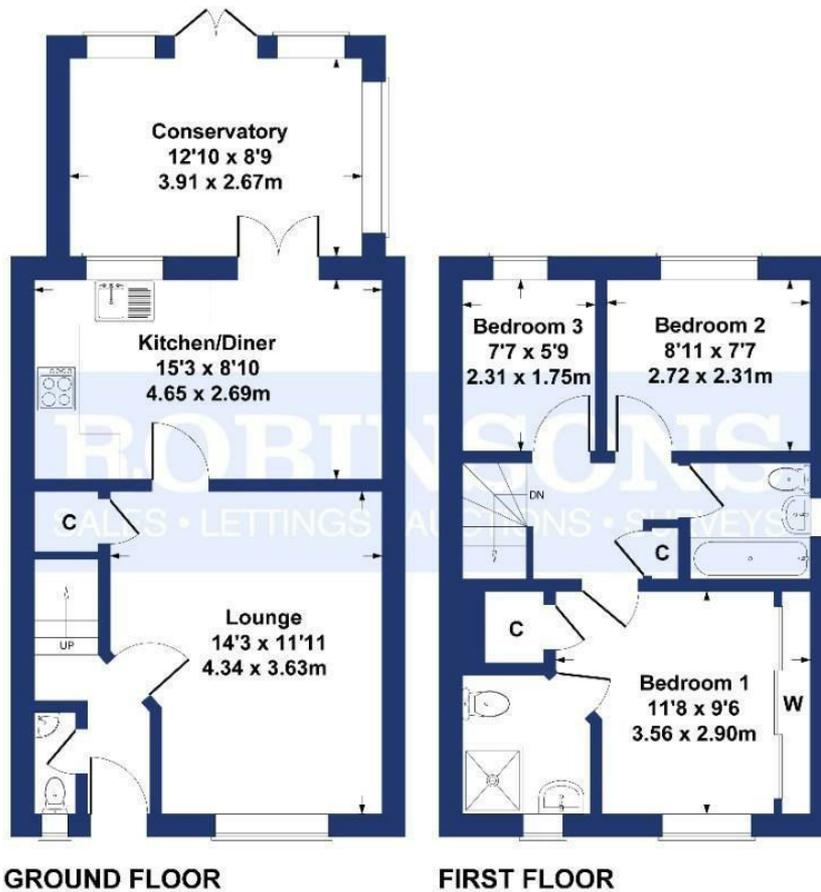
Council tax band C

The property is freehold



# Evergreen Close Hartlepool

Approximate Gross Internal Area  
844 sq ft - 78 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. 2020

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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