



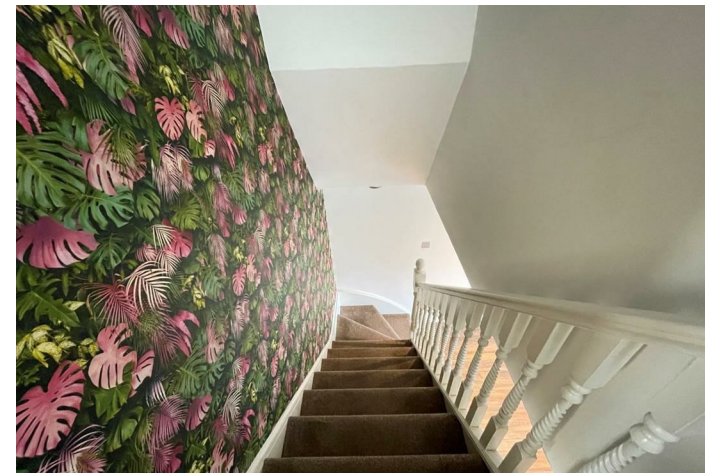
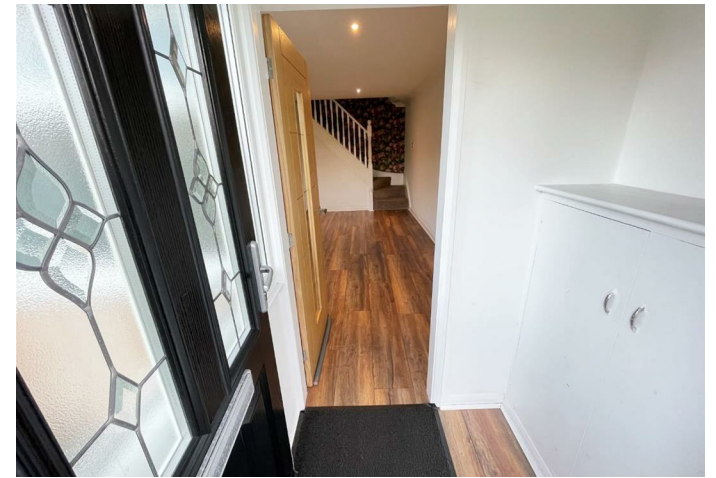
Clavering Road, TS27 3PZ
2 Bed - House - Mid Terrace
Offers In Excess Of £95,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Clavering Road Hartlepool, TS27 3PZ

REDUCED WAS £100,000 NOW £95,000 ***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A modern TWO BEDROOM mid terraced property occupying a pleasant set back position on Clavering Road backing onto Gleneagles Road. The home offers modern, upgraded accommodation ideal for a first time buyer, young family or possible investment opportunity and comes with an internal viewing recommended. The accommodation features a modern kitchen and bathroom, gas central heating, uPVC double glazing and upgraded internal doors. The full layout comprises: entrance porch through to a generous lounge incorporating stairs to the first floor and access to the kitchen which is fitted with a modern range of high gloss units, including a built-in oven, hob and extractor with free standing fridge/freezer also included. To the first floor are two good sized bedrooms which are served by the bathroom incorporating a three piece white suite and chrome fittings. Externally the property is set back from the road with a low maintenance front, the enclosed rear garden is lawned and enjoys a south easterly aspect. A garage (in need of attention) is located separate to the property with parking in front. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, modern laminate flooring, meter cupboard, upgraded internal door to the lounge.

LOUNGE

15'10 x 12' (4.83m x 3.66m)

A generous lounge with uPVC double glazed bay window to the front aspect, modern laminate flooring, spindled staircase to the first floor with newel post and fitted carpet, coving to ceiling, inset spotlighting to ceiling, television point, double radiator.

KITCHEN

12' x 8' (3.66m x 2.44m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces with matching splashback incorporating an inset single drainer sink unit with modern spray mixer tap, built-in electric oven with separate four ring gas hob and modern extractor hood over, recess with fridge/freezer included, recess with plumbing for washing machine, concealed Ideal Logic boiler, modern laminate flooring, uPVC double glazed French doors to the rear garden, coving to ceiling, modern wall mounted vertical radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, coving to ceiling, access to:

BEDROOM ONE

12' x 9'11 (3.66m x 3.02m)

Open wardrobe with fitted hanging rails and shelving, uPVC double glazed window to the front aspect, laminate flooring, single radiator.

BEDROOM TWO

12' x 8'2 (3.66m x 2.49m)

uPVC double glazed window to the rear aspect, useful over stairs storage cupboard, modern laminate flooring, single radiator.

BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive panelling to walls, further panelling to ceiling with inset spotlighting and extractor fan, 'tile' effect vinyl flooring, chrome heated towel radiator.

OUTSIDE

The property occupies a set back position on Clavering Road overlooking a small green area to the front. A low maintenance front garden is part lawned with a paved walkway. The enclosed rear garden enjoys a south easterly aspect with lawn, inset stepping stones, fenced boundaries and gated access.

GARAGE

Separate to the property with parking in front. We understand that the garage is in need of repair.

NB

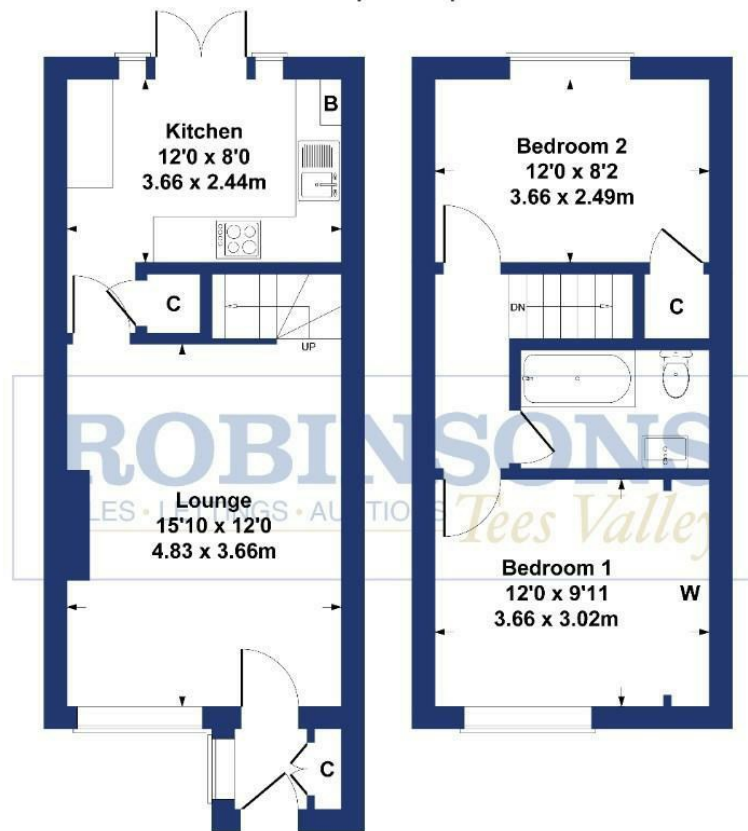
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Clavering Road

Approximate Gross Internal Area

679 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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

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..

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