



Woodstock Way, Clavering, TS27 3QB
3 Bed - House - Semi-Detached
£155,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Woodstock Way Clavering Hartlepool TS27 3QB

An impressive THREE BEDROOM semi-detached property offering beautifully upgraded accommodation with a modern kitchen and bathroom. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing, landscaped rear garden and garage. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the spacious lounge with stairs to the first floor and access into the kitchen which includes a number of integrated appliances. To the first floor are three bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally the property occupies a slightly elevated position with a low maintenance front. The spacious landscaped rear garden features patio and lawned areas, with a garage located in a block at the rear, with parking in front.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC entrance door with uPVC double glazed side screens, modern laminate flooring, cloaks area, uPVC double glazed door through to the lounge.

FRONT LOUNGE

16'1 x 14'9 (4.90m x 4.50m)

A generous lounge with uPVC double glazed window to the front aspect, feature fire surround with marble back and base, inset 'pebble' effect gas fire, spindled staircase to the first floor with newel post, under stairs storage cupboard and fitted carpet, coving to ceiling, single radiator.

KITCHEN/DINER

14'9 x 8'6 (4.50m x 2.59m)

A beautiful kitchen/diner which incorporates a modern range of units to base and wall level with quartz worktops and co-ordinating splashback, with an inset sink and modern spray mixer tap, built-in electric oven with four ring induction hob above and extractor hood over, integrated fridge, freezer and washing machine, useful under stairs storage cupboard currently housing dryer, modern laminate flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window, coving and inset spotlighting to the ceiling, modern upgraded radiator.

FIRST FLOOR

LANDING

Large uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM ONE

14'5 x 8'2 (4.39m x 2.49m)

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

BEDROOM TWO

9'10 x 8'2 (3.00m x 2.49m)

uPVC double glazed window overlooking the rear garden, fitted carpet, upgraded radiator.

BEDROOM THREE

9'10 x 6'3 max (3.00m x 1.91m max)

Modern laminate flooring, built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, modern upgraded radiator.

FAMILY BATHROOM/WC

6'3 x 5'11 (1.91m x 1.80m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central mixer tap and shower over, protective glass shower screen, wall mounted wash hand basin with central mixer tap, close coupled WC, tiling to splashback, 'laminate' effect vinyl flooring, uPVC double glazed frosted window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a slightly elevated position facing onto Woodstock Way, with a lawned front garden and paved walkway. A gate to the side leads through to the generous enclosed rear garden, with a large patio area, raised lawn, flower bed and bin storage. A driveway to the rear of the property provides useful off street parking in front of the garage.

GARAGE

Accessed via up and over door to the front, additional uPVC door from the rear garden, window to the rear aspect, lighting and power points.

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.





Approximate Gross Internal Area
757 sq ft - 70 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	87

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. 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.

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS