



*** REDUCED *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A beautifully upgraded semi detached property occupying a pleasant position on Ravenwood Close in a popular part of Clavering. The property backs onto farm fields at the rear, with a stunning open view, and features accommodation enhanced by a conservatory extension to the rear. An ideal purchase for a first time buyer or young family, with a brand new refitted kitchen and shower room, whilst further benefitting from a recent re-wire and new heating system with upgraded boiler and radiators. The internal layout comprises: entrance porch through to a good size lounge which incorporates stairs to the first floor and access through to the full width kitchen/diner featuring quality fitted units and a range of built-in appliances. The conservatory enjoys views of the landscaped rear garden and farm fields, whilst providing a pleasant transition between the home and garden. To the first floor are two good size bedrooms which could be converted back to three with minimal expense, they are served by the modern shower room which features a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a block paved drive to the side providing useful off street parking. The rear garden is over three levels, with attractive Indian sandstone paving and directly overlooks the farm fields. A great place for entertaining family and friends. Ravenwood Close is located off Jaywood Close, with access via Woodstock Way. **VIEWING RECOMMENDED.**

Floorplans highlighting the original layout with three bedrooms are available on request.

Ravenwood Close, Hartlepool, TS27 3JQ

2 Bedroom - House - Semi-Detached

£145,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, internal uPVC double glazed door to the lounge.



FAMILY LOUNGE

15'10 x 14'2 (4.83m x 4.32m)

A good sized lounge with uPVC double glazed bow window to the front aspect, spindled staircase to the first floor with under stairs storage cupboard, fitted carpet, television point, convector radiator, upgraded doors.

FULL WIDTH KITCHEN/DINER

14'2 x 8'6 (4.32m x 2.59m)

Fitted with a quality range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback featuring an inset single drainer sink unit with chrome mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, clear glass splashback, integrated fridge and freezer, recess with plumbing for washing machine, three drawer unit to base level, integrated slimline dishwasher, uPVC double glazed window to the rear aspect, wall mounted television, modern laminate flooring, inset spot lighting to ceiling, convector radiator, uPVC double glazed French doors to:



CONSERVATORY EXTENSION

10'6 x 7'10 (3.20m x 2.39m)

Offering beautiful views of the garden and farm fields beyond, whilst featuring modern laminate flooring, uPVC double glazed French doors to the garden, wall mounted electric radiator.

FIRST FLOOR

LANDING

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



BEDROOM ONE & ORIGINAL THIRD BEDROOM

14'2 x 14' (4.32m x 4.27m)

Previously two separate bedrooms which could be converted back, whilst incorporating two uPVC double glazed windows to the front aspect, modern laminate flooring, useful storage cupboard, wall mounted television point, convector radiator.



BEDROOM TWO

10'4 x 7'10 (3.15m x 2.39m)

uPVC double glazed window offering attractive views of the farm fields to the rear, modern laminate flooring, convector radiator.



SHOWER ROOM/WC

5'9 x 5'6 (1.75m x 1.68m)

Recently upgraded with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, PVC panelling to ceiling with inset spotlights and extractor, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant set back position in Ravenwood Close, with a low maintenance, part lawned front garden. A block paved driveway to the side of the property provides useful off street parking. The rear garden has been attractively landscaped over three tiers, with Indian sandstone paving, various planted areas, raised pond and offers stunning views of the farm fields to the rear. The rear garden also includes external lighting, tap and useful timber storage shed.

NB

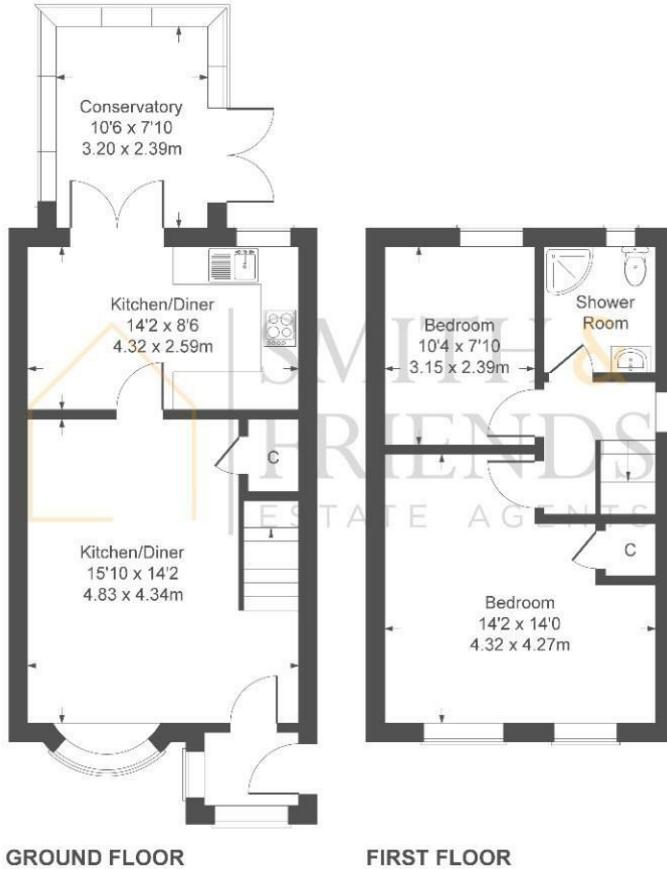
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Ravenwood Close

Approximate Gross Internal Area
818 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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. We 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.

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