



Clifton Avenue, TS26 9QW
3 Bed - House - Semi-Detached
Offers In The Region Of £200,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Clifton Avenue Hartlepool, TS26 9QW

**** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A traditional three bedroom semi-detached property offering EXTENDED and well proportioned accommodation, with the benefit of TWO RECEPTION ROOMS. The home has been enhanced by extensions to both the kitchen and rear reception room, whilst further benefitting from the addition of a useful ground floor WC. The accommodation is warmed by gas central heating (upgraded boiler with warranty), features uPVC double glazing and briefly comprises: inviting entrance hall with stairs to the first floor and access to two reception rooms, the bay fronted lounge including a feature fire surround and electric fire, whilst the rear reception room opens to the garden via patio doors. The kitchen/dining room incorporates a range of fitted units to base and wall level with built-in double oven, hob and extractor included. The cloakroom/WC completes the ground floor. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the family bathroom with separate WC. A useful boarded attic space would make an ideal storage/hobby room with access from the landing via a pull down ladder. Externally are well stocked gardens to the front and rear, whilst a block paved driveway offers secure off street parking in front of the garage. The private enclosed rear garden enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months and includes a 'cottage' style brick outbuilding, ideal for storage. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

EXTERNAL STORM PORCH ENTRANCE

INVITING ENTRANCE HALL

A spacious entrance hall accessed via uPVC double glazed entrance door, with uPVC double glazed side screens, stairs to the first floor with under stairs storage cupboard, convector radiator with display shelf above, delft rack, access to:

GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, low level WC, fitted extractor fan.

FRONT RECEPTION ROOM/DINING ROOM

13'9 x 12'3 (4.19m x 3.73m)

uPVC double glazed curved bay window to the front aspect, feature fire surround with 'marble' style back and base, tiled insert, coving to ceiling, curved single radiator to bay.

EXTENDED REAR RECEPTION ROOM

19'6 x 10'10 (5.94m x 3.30m)

A generous extended south facing rear reception room with attractive feature fire surround incorporating an inset 'coal' effect gas fire, double glazed patio doors to the rear garden, coving to ceiling, convector radiator.

EXTENDED KITCHEN/DINER

16'2 x 10'11 (4.93m x 3.33m)

DINING AREA: double glazed patio doors to the garden, laminate flooring, Baxi Duo Tec boiler, convector radiator. KITCHEN AREA: fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring touch hob and extractor hood over, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed window looking out to the rear garden, integral door to the garage.

FIRST FLOOR

LANDING

Attractive uPVC double glazed stained glass window to the side aspect, hatch to attic room.

BEDROOM ONE

14'2 x 12'3 (4.32m x 3.73m)

A good sized master bedroom with wall to wall fitted

wardrobes, uPVC double glazed curved bay window to the front aspect with curved single radiator.

BEDROOM TWO

14'7 x 11'4 (4.45m x 3.45m)

Wall to wall fitted wardrobes with sliding doors, uPVC double glazed curved bay window to the rear aspect with curved single radiator.

BEDROOM THREE

7'8 x 6'8 (2.34m x 2.03m)

Currently used as a home office with pleasant uPVC double glazed box window to the side, fitted shelving, convector radiator.

BATHROOM

Fitted with a two piece suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

SEPARATE WC

Fitted with a two piece suite comprising: low level WC, wash hand basin with dual taps, uPVC double glazed window to the side aspect.

ATTIC SPACE

14'6 x 14'5 (4.42m x 4.39m)

Boarded for storage purposes, with pull down access ladder from the landing, double glazed 'Velux' style window to the rear aspect, eaves storage, light and power points.

OUTSIDE

Externally are well stocked gardens to the front and rear, whilst double timber gates open to a block paved driveway providing useful off street parking in front of the garage. A gate to the side of the property leads through to the enclosed south facing rear garden which incorporates lawn and patio areas, with well stocked border, feature pond and 'cottage' style brick outbuilding.

ATTACHED GARAGE

16'4 x 8'7 (4.98m x 2.62m)

Accessed via an up and over door to the front, integral door from the kitchen, overhead storage space, light 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
1580 sq ft - 147 sq m

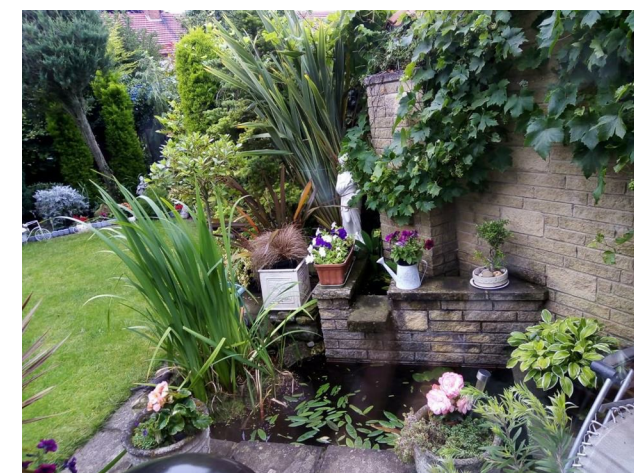


FIRST FLOOR

SECOND FLOOR

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



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>		61	73
England & Wales		EU Directive 2002/91/EC	

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

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