



Clavering Road, Clavering, TS27 3PQ  
3 Bed - House - Mid Terrace  
£127,500

Council Tax Band: A  
EPC Rating: C

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



**A beautifully presented and upgraded three bedroom mid terrace house located in the popular Clavering estate, close to local schools, shops and bus services. This superb home would appeal to a variety of buyers including first time buyers, home movers or investors. The property has had new carpets throughout and has undergone a full new re-wire, not forgetting it has recently been redecorated from top to bottom. The living accommodation briefly comprises: entrance hall, good sized lounge with attractive wall mounted electric fire, an immaculate open plan kitchen/diner with Hotpoint fridge and freezer included and space for a washing machine. To complete the ground floor is the uPVC double glazed conservatory leading to the garden. To the first floor are three bedrooms, the master with fitted sliding wardrobes, and a newly installed modern bathroom fitted with a three piece suite. Throughout the property has uPVC double glazing and gas central heating. Externally, to the rear of the property is a low maintenance garden which is mainly paved. To the front of the property is walled and gated access leading to the front garden which is mainly laid to lawn.**









## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, stairs to the first floor.

### LOUNGE

14'9" x 13'5" (4.52m x 4.10m)

uPVC double glazed window to the front aspect, wall mounted flicker flame electric fire, radiator.

### KITCHEN/DINER

9'11" x 16'2" (3.04m x 4.93m )

Fitted with a range of units to base and wall level incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated oven with gas hob above, space for washing machine (machine excluded), tiling to splashback, Hotpoint fridge and separate freezer (included in sale), two uPVC double glazed windows to the rear aspect, under stairs storage cupboard, radiator.

### CONSERVATORY

7'8" x 15'11" (2.35m x 4.87m)

uPVC double glazed windows, uPVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to loft, spotlights to ceiling.

### BEDROOM 1

14'3" x 10'2" (4.35m x 3.12m)

Built-in cupboard, uPVC double glazed window to the rear aspect, radiator.

### BEDROOM 2

10'2" x 10'4" (3.12m x 3.16m)

uPVC double glazed window to the front aspect, fitted sliding wardrobes, radiator.

### BEDROOM 3

7'4" x 7'11" (2.24m x 2.43m)

uPVC double glazed window to the front aspect.

## BATHROOM/WC

5'4" x 8'0" (1.65m x 2.44m)

Fitted with a three piece suite comprising: panelled bath with mains 'rainfall' shower over, vanity wash hand basin, low level WC, matching tiles to walls and flooring, two frosted uPVC double glazed windows to the rear aspect, radiator, spotlights to ceiling.

## OUTSIDE

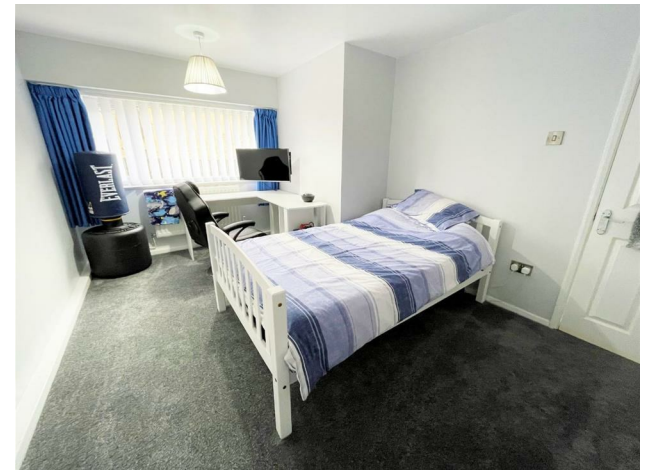
To the front of the property is a gated and walled garden which is mainly laid to lawn. To the rear is a low maintenance garden which is mainly paved with a useful storage brick outhouse.

## NB

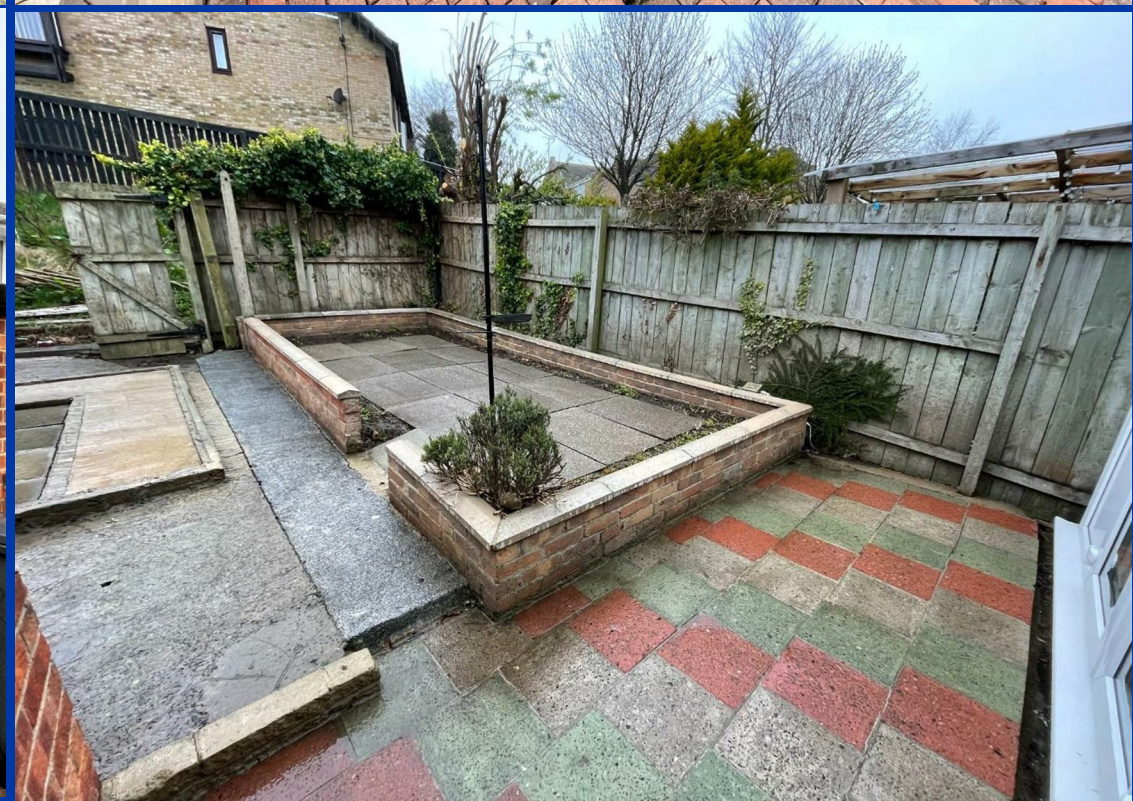
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

## TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.



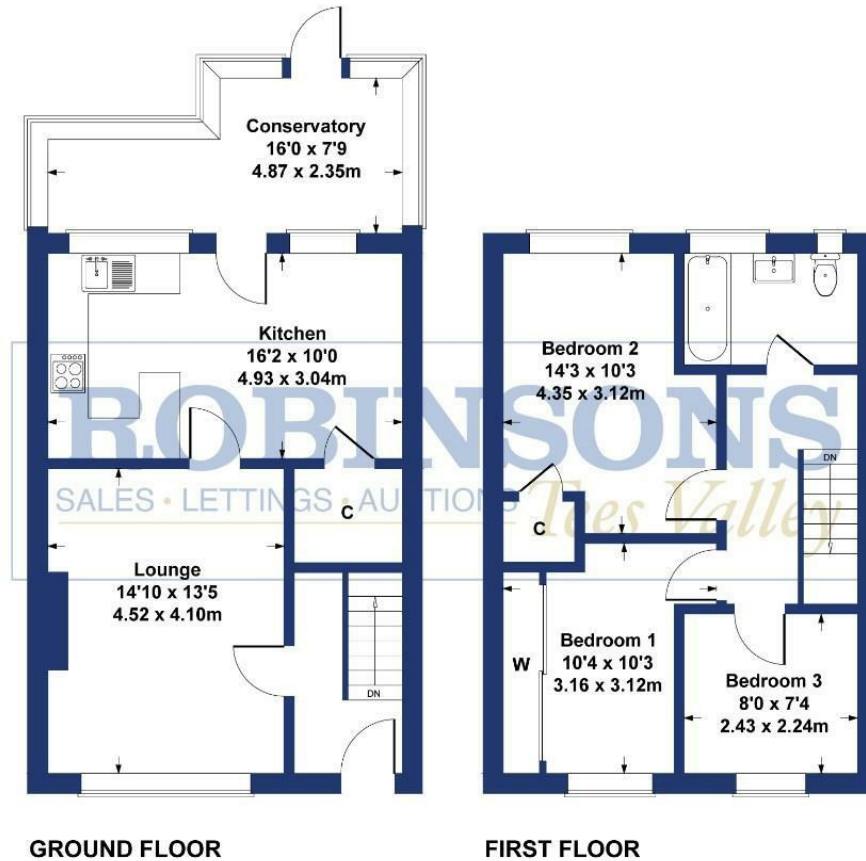






## Clavering Road

Approximate Gross Internal Area  
990 sq ft - 92 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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