



Clough Close, TS24 8DR
2 Bed - Bungalow - Semi Detached
25% Shared Ownership £33,750

Council Tax Band: B
EPC Rating: B
Tenure: Leasehold

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SALES • LETTINGS • AUCTIONS *Tees Valley*

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**** 25% SHARED OWNERSHIP **** A modern and contemporary two bedroom semi detached bungalow, immaculate throughout and presented to the highest of standards, 25% Shared Ownership, designed specifically for those over the age of 55 years, situated in a quiet residential development. This property has been beautifully maintained internally and externally and viewing is essential to appreciate what's on offer.

ENTRANCE HALL

Composite front door, radiator, storage cupboard.

LOUNGE

uPVC double glazed windows to front and side aspects, single radiator.

DINING KITCHEN

Fitted with white high gloss wall, base and drawer units with matching worktops and co-ordinated splashback, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine, integrated fridge and freezer, uPVC double glazed window and door to rear.

BEDROOM 1

uPVC double glazed window to front aspect, radiator.

BEDROOM 2

uPVC double glazed window to rear aspect, radiator.

SHOWER ROOM/WC

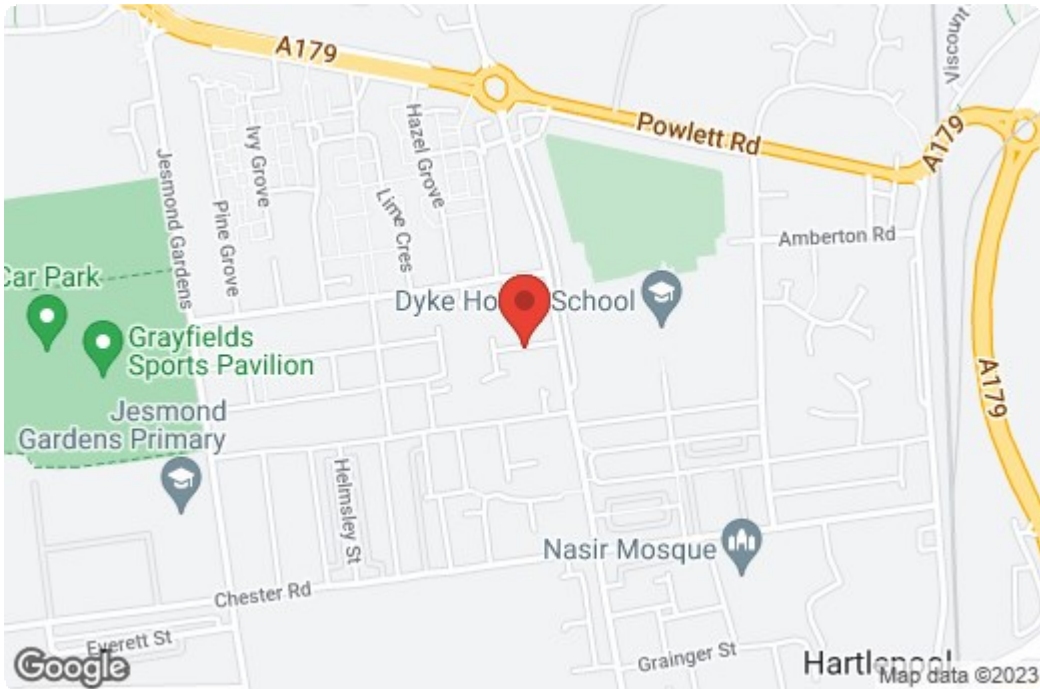
Fully functional wet room with thermostatic shower, low level WC, pedestal wash hand basin, co-ordinated tiled walls, radiator.

EXTERNALLY

The enclosed, sunny rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a block paved driveway giving off street parking for numerous cars.

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.



Clough Close



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 | | 96 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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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