



**Chaffinch Close, Middle Warren, TS26 0SG**  
**3 Bed - House - Semi-Detached**  
**Chain Free £149,995**

**Council Tax Band: C**  
**EPC Rating: E**  
**Tenure: Freehold**

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







## Chaffinch Close, Middle Warren, TS26 0SG

A well presented three bedroom semi-detached house which must be viewed to be fully appreciated. Chaffinch Close is located in a cul de sac which can be found in the modern Middle Warren development close to local amenities and well regarded schools. This property would make an ideal purchase for any first time buyer or growing family. The property benefits from gas central heating via a combination boiler and has uPVC double glazing throughout.

The accommodation briefly comprises: entrance vestibule, spacious through lounge/dining area, kitchen which is fitted with range of wall, base and drawer units and includes a built-in oven, hob, and extractor. To the first floor there are three good sized bedrooms, two with fitted wardrobes and master with en-suite, and a white and chrome family bathroom.

Externally: both front and rear gardens have been landscaped for easy maintenance, with a driveway leading to the integral garage.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Entrance door with double glazed inserts.

#### OPEN PLAN LOUNGE/DINING AREA

23'10 x 10'7 (7.26m x 3.23m)

uPVC double glazed window to front, inset 'coal' effect electric fire with modern surround, two radiators, uPVC double glazed windows opening onto the rear garden.

#### KITCHEN

12'2 x 8'1 (3.71m x 2.46m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and mixer tap, four ring gas hob with illuminating extractor and oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, glass panelled door to rear.

### FIRST FLOOR

#### MASTER BEDROOM

11'2 x 11'1 into wardrobes (3.40m x 3.38m into wardrobes)

uPVC double glazed window to rear, radiator, fitted wardrobes.

#### EN-SUITE SHOWER ROOM/WC

Fitted with a three-piece white suite comprising: shower cubicle with chrome mains shower fitting, wash hand basin and low level WC.

#### BEDROOM 2

9'7 x 9'1 plus wardrobes (2.92m x 2.77m plus wardrobes)

uPVC double glazed window to front, radiator, fitted wardrobes.

#### BEDROOM 3

9'11 x 8'4 (3.02m x 2.54m)

uPVC double glazed window to front, radiator.

#### FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC, uPVC double glazed window to rear, radiator.

#### EXTERNALLY

The enclosed rear garden has been landscaped for easy maintenance. The large patio is sure to be a suntrap in the summer months and is complemented with decorative stone chippings. The open plan front garden is laid with decorative stones and paving, with a single driveway leading to the SINGLE GARAGE.

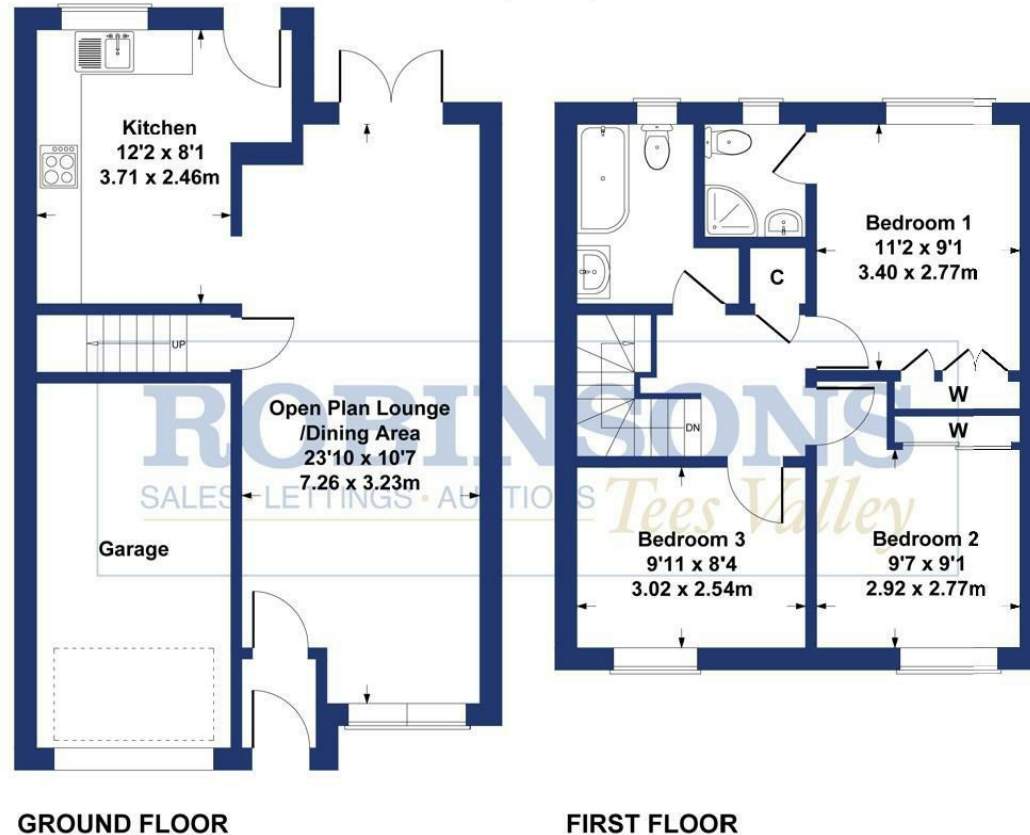
#### NB

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.



## Chaffinch Close

Approximate Gross Internal Area  
1060 sq ft - 98 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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

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