



Ashwood Close, Clavering, TS27 3QX
3 Bed - House - Semi-Detached
£172,950

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



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Ashwood Close

Clavering Hartlepool TS27 3QX

*** VIEWING RECOMMENDED *** A beautifully upgraded and recently refurbished three bedroom semi-detached property on Ashwood Close in a popular part of the Clavering estate. The home occupies a pleasant tucked back position in the corner of the cul-de-sac with a generous plot, off street parking and gardens to three sides. The accommodation features an impressive refitted kitchen, modern bathroom and large conservatory extension to the rear, whilst further benefitting from new flooring, upgraded internal doors, neutral decor, gas central heating and uPVC double glazing. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious lounge, conservatory, kitchen with built-in appliances, three bedrooms, with two doubles and a single, and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is parking to the front, generous south facing side garden with scope to extend, add garage or provide further off street parking and lawned rear garden with established border. Ashwood Close is located off Westwood Way, close to schools and convenient for commuting to and from Hartlepool and the surrounding area. NO CHAIN INVOLVED.











GROUND FLOOR

ENTRANCE HALL

7'9 x 2'11 (2.36m x 0.89m)

Accessed via double glazed composite entrance door, newly fitted carpet, staircase to the first floor, coving and inset spotlighting to ceiling, single radiator, upgraded internal doors.

FAMILY LOUNGE

16'7 x 10'10 (5.05m x 3.30m)

A good size lounge with uPVC double glazed bay window to the front aspect, newly fitted carpet, inset spotlights to ceiling, double radiator, double glazed patio doors through to the conservatory.

CONSERVATORY EXTENSION

14' x 15'5 (4.27m x 4.70m)

A generous conservatory extension with ample seating and dining space, newly fitted carpet, lighting, double socket, double radiator, oak internal door through to the kitchen.

KITCHEN/DINER

16'7 x 9'4 (5.05m x 2.84m)

A beautiful refitted kitchen/diner which incorporates a modern range of gloss units to base and wall level with complementing work surfaces and brushed stainless steel handles, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring touch hob and extractor hood over, integrated fridge and separate freezer, integrated dishwasher, tiling to splashback, recess with washing machine included, concealed Main Eco Compact gas central heating boiler, downlighting to eye-level units, uPVC double glazed windows to the front and rear aspects, attractive tiled flooring, coving and inset spotlighting to ceiling, built-in storage cupboard, under stairs storage cupboard, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, newly fitted carpet, coving to ceiling, single radiator, upgraded internal doors.

BEDROOM ONE

9'9 x 10'11 (2.97m x 3.33m)

uPVC double glazed bay window to the front aspect, newly fitted carpet, coving to ceiling, single radiator to the bay.

BEDROOM TWO

9'9 x 9'4 (2.97m x 2.84m)

uPVC double glazed window to the front aspect, two built-in storage cupboards, newly fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

6'5 x 7'8 (1.96m x 2.34m)

uPVC double glazed window to the rear aspect, newly fitted carpet, coving to ceiling, hatch to loft space, single radiator.

FAMILY BATHROOM/WC

6'5 x 6'3 (1.96m x 1.91m)

Refitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to walls and flooring, coving and inset spotlighting to ceiling, extractor fan, uPVC double glazed window to the rear aspect, double radiator.

EXTERNALLY

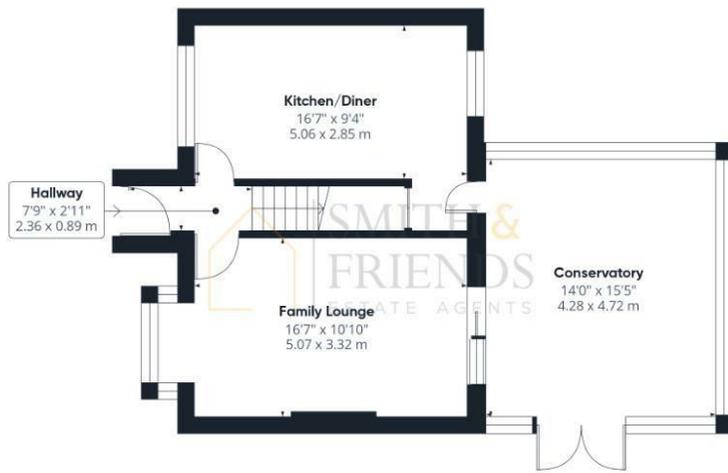
The property occupies a pleasant tucked back corner position with generous gardens to three sides, the front is part lawned with a driveway providing useful off street parking. A gate to the side leads through to the south facing side garden with scope to extend, space for a garage or possible further off street parking. The rear garden is part lawned with an established conifer border.

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.







Ground Floor



Floor 1

Approximate total area^m
987 ft²
91.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(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. Smith & Friends Estate Agents 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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