



Clavering Road, Clavering, TS27 3PZ
3 Bed - House - Mid Link Terrace
£110,000

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Located within the popular Clavering area of Hartlepool, this improved and well maintained three bedroom mid link home would make an ideal first purchase or anyone looking to downsize. Benefitting from a recently refitted boiler, dining kitchen and new bathroom. The property also benefits from a single garage and viewing is recommended.

The accommodation comprises of: entrance porch, generous lounge and dining kitchen with built in cooking appliances. To the first floor you will find three bedrooms, bedroom two having pleasant sea views. Completing the first floor is the refitted bathroom suite having a shower over bath. Externally there is an open plan garden laid to lawn, whilst to the rear there is a low maintenance paved garden with rear access. Single Garage.

GROUND FLOOR

ENTRANCE PORCH

Entered via composite door, uPVC double glazed windows to the side and front.

LOUNGE

16'1 x 14'5 (4.90m x 4.39m)

Staircase to the first floor, under stairs storage cupboard, uPVC double glazed window to the front aspect, radiator, modern feature fire surround with matching hearth and inset 'coal' effect electric fire.

DINING KITCHEN

14'5 x 8'6 (4.39m x 2.59m)

Fitted with a range of light 'oak' effect wall, base and drawer units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap and drainer, built-in oven, four ring gas hob and illuminating extractor, uPVC double glazed window to the rear aspect, uPVC double glazed external door, radiator, breakfast bar area.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

14'9 x 8'3 (4.50m x 2.51m)

uPVC double glazed window to the front aspect, radiator.

BEDROOM 2

10'6 x 8'8 (3.20m x 2.64m)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

9'6 x 5'8 (2.90m x 1.73m)

uPVC double glazed window to the front aspect, radiator, built-in storage cupboard.

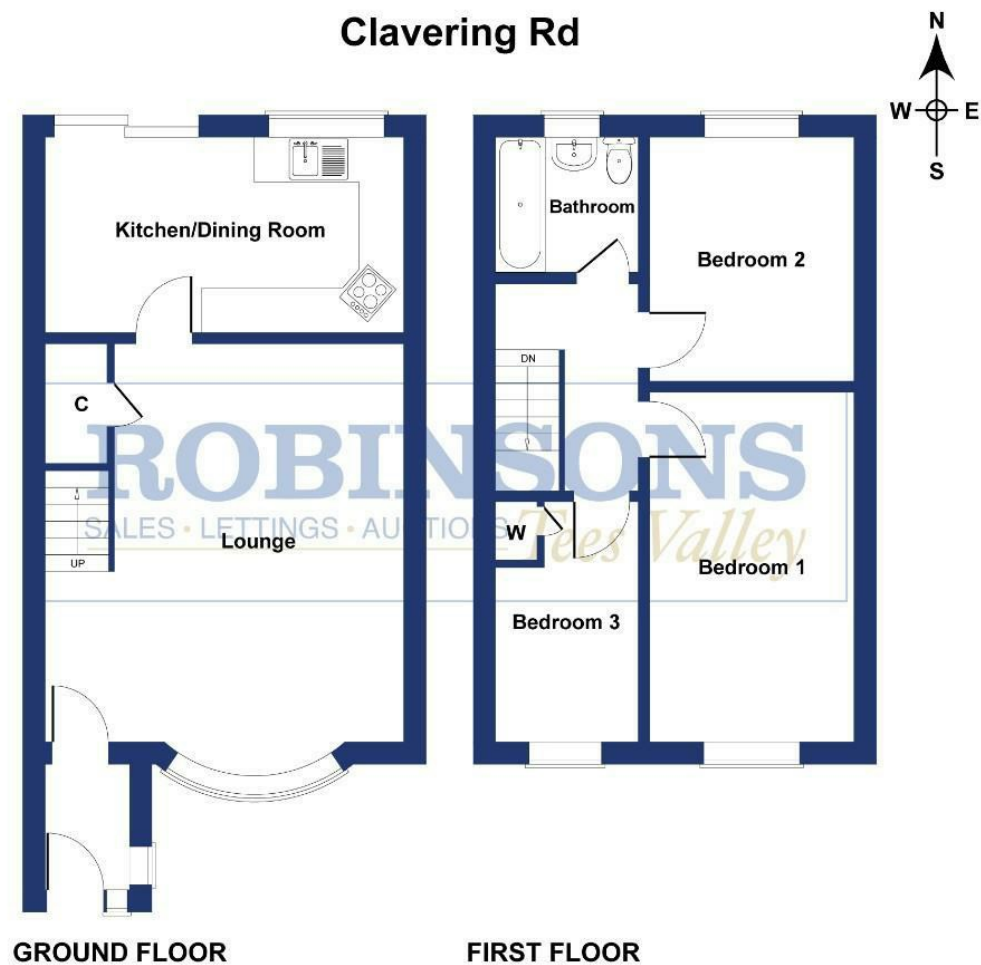
FAMILY BATHROOM/WC

Fitted with a modern white suite comprising: panelled bath with shower over, pedestal wash hand basin, low level W/C, uPVC double glazed opaque window to rear, plastic cladded walls, radiator.

EXTERNALLY

To the rear of the property is a low maintenance paved garden with a variety of shrubbery and storage shed, gated access to the rear leads to the GARAGE with 'up and over' door. To the front of the property is an open plan garden which is mainly laid to lawn.





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) A		
(81-91) B		82
(69-80) C	68	
(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

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