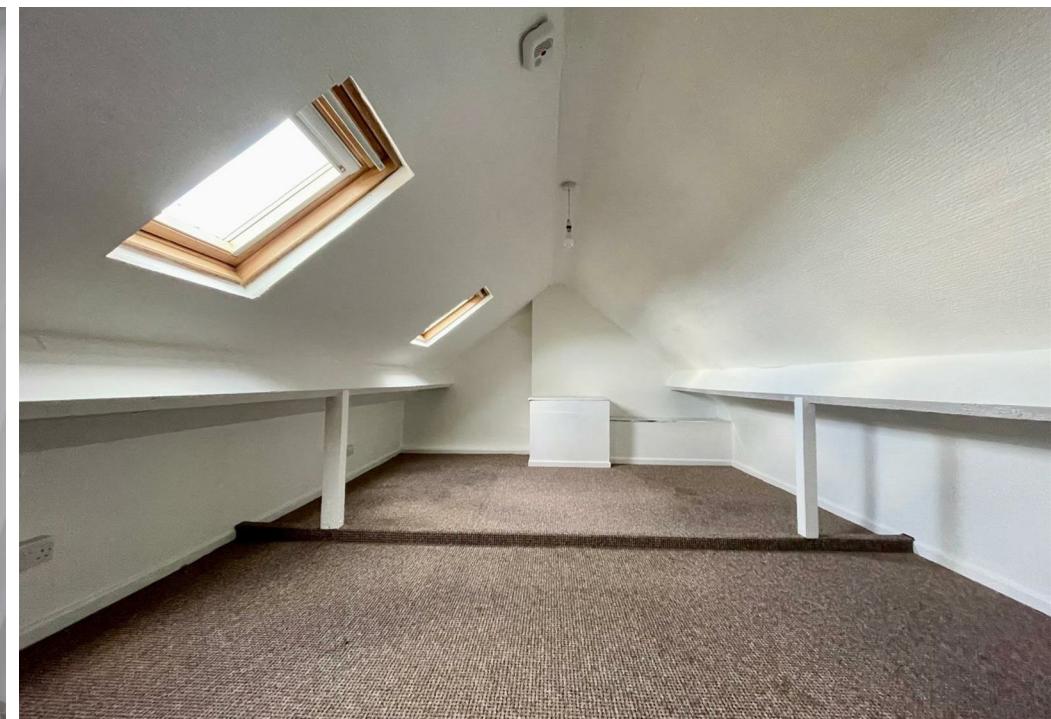




Porrett Close, King Oswy, TS24 9PU
3 Bed - House - Mid Terrace
Offers In The Region Of £80,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

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SALES • LETTINGS • AUCTIONS *Tees Valley*



Porrett Close, King Oswy, TS24 9PU

*** REDUCED WAS £87,500 NOW £80,000*** ** COMPETITIVELY PRICED FAMILY HOME RECENTLY REDECORATED AND READY TO MOVE INTO ** A superb three bedroom mid terraced house offered for sale with NO UPPER CHAIN with the added bonus of a conservatory and large accessible second floor loft room. Features include gas central heating and uPVC double glazing. The floor plan briefly comprises: an entrance vestibule, an attractive lounge with feature wall and fire surround and a modern kitchen/diner with fitted units, including a built-in oven, hob, extractor and washing machine, this in turn opens onto a good sized uPVC double glazed conservatory leading into the back garden. Located on the first floor are a master bedroom, two other bedrooms, a family bathroom and a separate WC. A carpeted staircase from bedroom three leads up to a spacious well insulated, carpeted loft room with two Velux double glazed roof lights. Externally are a low-maintenance walled garden to the front, a generous rear family garden with lots of potential and a useful brick garden shed. The house is located in a quiet cul de sac with parking in the street outside, has good local shopping facilities and schools within strolling distance, easy access North and South by car to the A19 and is just a 10 minute walk, via Hartlepool golf course, from 'sandy' dog-friendly South Crimdon beach. Fitted carpets and blinds are included in the asking price. This home would make an ideal first purchase/perfectly suit a young family. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase up to first floor and door to lounge.

LOUNGE

10'5 x 17'1 into alcove, overall (3.18m x 5.21m into alcove, overall)

Attractive lounge with modern fire surround with black 'granite' effect hearth and upstand area with inset 'pebble' style electric fire, uPVC double glazed window with curtains (included in the asking price), door to kitchen/diner.

FITTED KITCHEN/DINER

8'7 x 17'1 overall (2.62m x 5.21m overall)

Fitted with a run of 'beech' style units with complementing roll-top working surfaces incorporating inset one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven with five ring gas hob above and illuminated three speed extractor fan over, recess with washing machine and plenty of space for a free standing fridge/freezer (not included), wipe-clean PVC panelling to splashback, modern laminate flooring, uPVC double glazed window, door with double glazed centre panel to rear garden, uPVC double glazed French doors to the conservatory, wall-mounted modern Potterton gas fired central heating boiler and handy walk-in storage cupboard.

CONSERVATORY

11'4 x 9'11 overall (3.45m x 3.02m overall)

uPVC double glazed windows and French doors leading into the rear garden.

The insulated, modern, lightweight roof helps keep this space cool in Summer and warm in Winter. Makes an ideal dining area.

FIRST FLOOR: LANDING

MASTER BEDROOM 1 (front-facing)

10'4 x 13'6 overall (3.15m x 4.11m overall)

Good sized double bedroom with built-in airing cupboard containing electrical immersion heater and hot water cylinder and view onto Porrett Close via double glazed window.

BEDROOM 2 (rear-facing)

8'7 x 8'4 overall (2.62m x 2.54m overall)

Second bedroom with view onto back garden via uPVC double glazed window.

BEDROOM 3 (front-facing)

10'4 x 5'5 extending to 8'5 overall (3.15m x 1.65m extending to 2.57m overall)

Small bedroom with view onto Porrett Close via uPVC double glazed window and stairs leading directly up to the carpeted loft area.

FAMILY BATHROOM

Directly opposite/adjacent to the three bedrooms. Fitted with a two-piece white suite comprising: panelled bath with mixer tap, shower attachment and shower curtain, pedestal wash hand basin with chrome dual taps, wipe-clean PVC panelling to walls, vinyl flooring and uPVC double glazed 'frosted' window.

SEPARATE WC

Fitted with a white close coupled WC, laminate flooring and uPVC double glazed 'frosted' window.

BONUS SECOND FLOOR LOFT SPACE

BOARDED/CARPETED LOFT AREA

12'9 x 20'3 overall (3.89m x 6.17m overall)

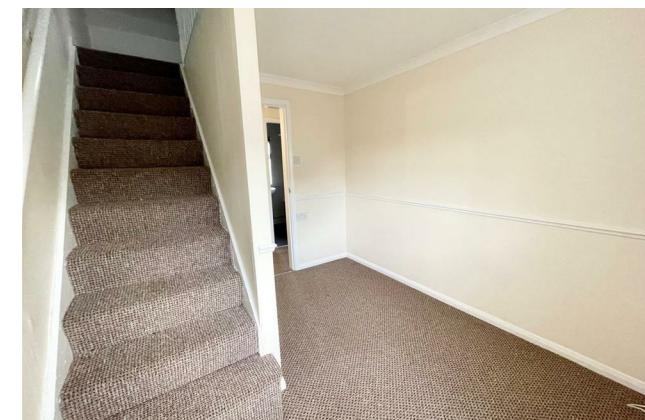
This fully accessible, carpeted, well insulated, light and airy loft room is a real bonus, has two 'Velux' style double glazed roof lights. Use it as a perfect play area, hobbies room, home office, or just loads of extra storage space.

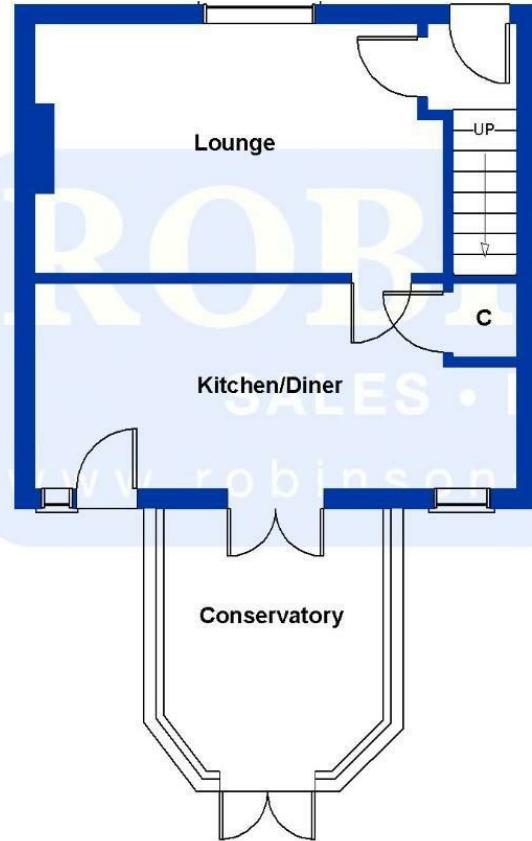
OUTSIDE

The property features a low-maintenance front garden enclosed by a brick boundary wall and hedging. A shared side passageway leads to the good-sized rear garden, predominantly laid to lawn, with fenced boundaries and useful brick storage shed.

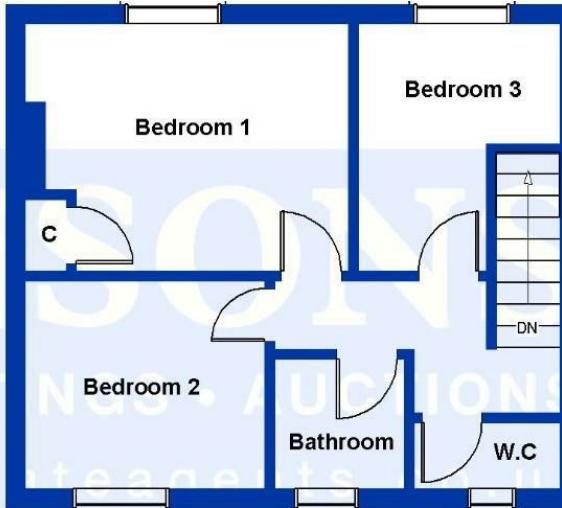
NB

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.

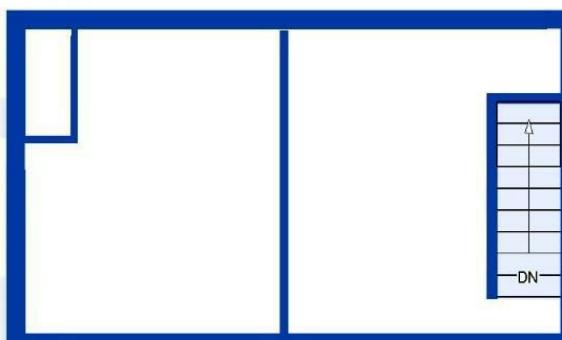




GROUND FLOOR



FIRST FLOOR

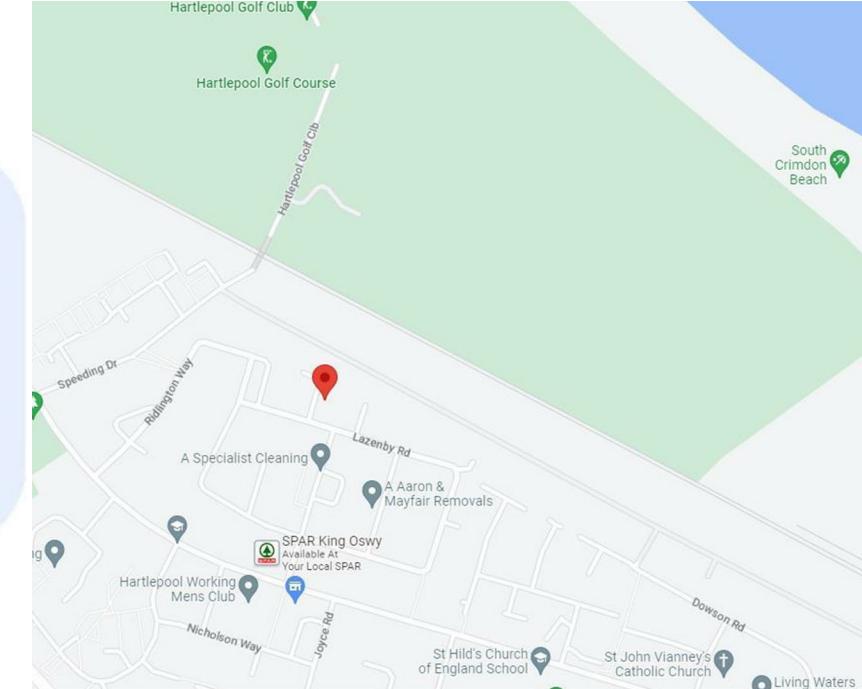


BONUS SECOND FLOOR LOFT

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(11-20) 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.