



An impressive mid terraced property offering accommodation spread over three floors, with a modern kitchen, bathroom and en-suite. The home occupies a pleasant set back position on Robinson Close with low maintenance gardens, drive and separate garage. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a good size lounge which leads through to the inner hall which incorporates stairs to the first floor and access to a useful guest cloakroom WC, the full width kitchen/diner is fitted with modern white gloss units and includes a built-in oven, hob and extractor, with further space for free standing appliances and French doors to the rear garden. To the first floor are two good size bedrooms and a central family bathroom, whilst to the second floor is a generous master bedroom with en-suite shower room. Externally are gardens which should prove to be low maintenance. A good size garage with drive in front are located adjacent to the property. Robinson Close is located off Stockton Road close to the Greenside Pub and within walking distance of St Aiden's Primary School. VIEWING RECOMMENDED.

Robinson Close, Hartlepool, TS25 5FB

3 Bedroom - House - Mid Terrace

£160,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed entrance door, fitted carpet, internal door to the lounge.

LOUNGE

14'9 x 11'8 (4.50m x 3.56m)

A good size lounge with uPVC double glazed window to the front aspect, useful storage cupboard, fitted carpet, television point, double radiator.



INNER HALL

Stairs to the first floor, fitted carpet, access to the kitchen and guest WC.

GUEST WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap, low level WC, tiled splashback, vinyl flooring, extractor fan, single radiator.

KITCHEN/DINER

11'8 x 8'9 (3.56m x 2.67m)

Fitted with a modern range of white gloss units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, recess for washing machine, slimline dishwasher and fridge/freezer, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear, vinyl flooring, double radiator.



FIRST FLOOR

LANDING

Stairs to the second floor, fitted carpet, single radiator.

BEDROOM TWO

11'8 x 10'5 (3.56m x 3.18m)

Two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.



BEDROOM THREE

11'8 x 8'9 (3.56m x 2.67m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



FAMILY BATHROOM/WC

7'5 x 5'5 (2.26m x 1.65m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiled splashback, vinyl flooring, extractor fan, single radiator.

SECOND FLOOR

LANDING

Storage cupboard, access to:

BEDROOM ONE

17'3 x 8'4 (5.26m x 2.54m)

A good size master bedroom with uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, double radiator, hatch to loft space., access to:



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EN-SUITE SHOWER ROOM/WC

10'9 x 5' (3.28m x 1.52m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiled splashback, being full height to shower level, vinyl flooring, double glazed 'Velux' style window, extractor fan, double radiator.

EXTERNALLY

The property features a low maintenance front with drive and garage in front. The enclosed rear garden incorporates lawn, paving, fenced boundaries and gated access.

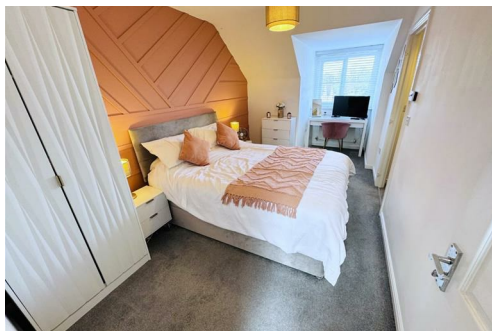
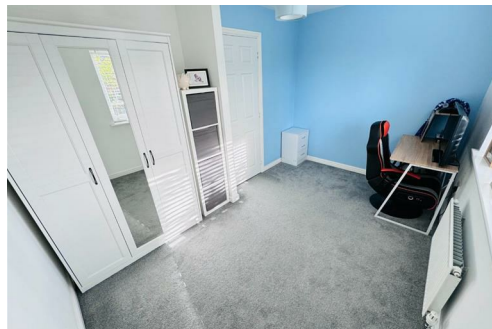
SEPARATE GARAGE

17'8 x 8'9 (5.38m x 2.67m)

A good size garage located in front of the property with up and over access door.

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.

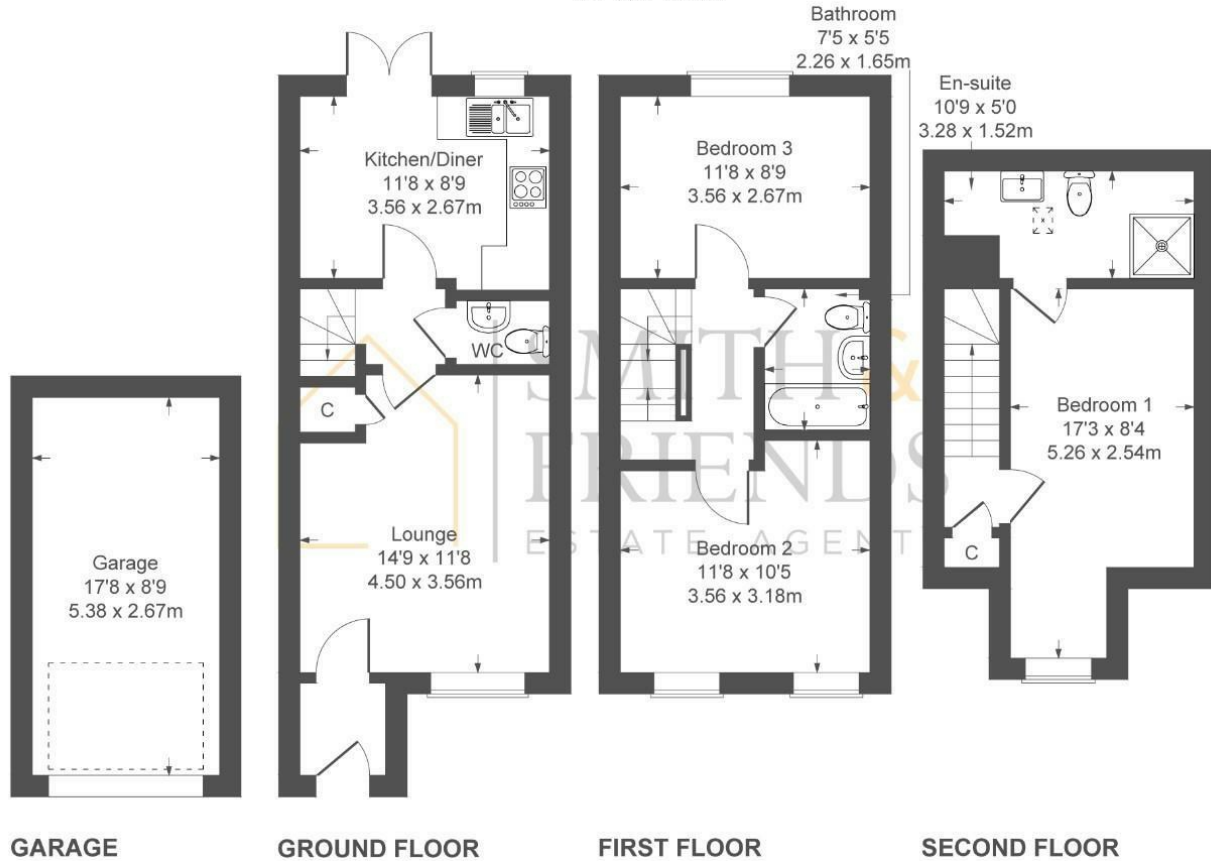


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Robinson Close

Approximate Gross Internal Area
1037 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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