



***** VIEWING RECOMMENDED ***** A modern two bedroom semi-detached property on Alderwood Close in a popular part of the Clavering estate. The home occupies a pleasant position at the head of the cul-de-sac, with a south westerly aspect rear garden. The accommodation has been enhanced by a conservatory extension to the rear, features a modern kitchen and bathroom, whilst further benefitting from gas central heating and uPVC double glazing. An ideal purchase for a first time buyer, with a layout which briefly comprises: entrance porch through to a good size lounge with stairs to the first floor, modern kitchen which leads through to the conservatory, two generous bedrooms and the bathroom which incorporates a three piece white suite. Externally is a low maintenance open plan front garden, with a driveway providing useful off street parking for two cars. The enclosed rear and side garden should, again, prove to be low maintenance. Alderwood Close is located off Woodstock Way.

Alderwood Close, Hartlepool, TS27 3QR

2 Bedroom - House - Semi-Detached

£130,000

EPC Rating:

Tenure: Freehold

Council Tax Band: A



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ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed frosted windows, modern laminate flooring, glazed internal door through to:

LOUNGE

17'2 x 11'11 (5.23m x 3.63m)

A good size lounge which incorporates stairs to the first floor with useful under stairs storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator.

KITCHEN/BREAKFAST ROOM

10'1 x 11'11 (3.07m x 3.63m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, matching island with breakfast bar area, modern laminate flooring, coving to ceiling, double radiator, uPVC double glazed French doors to the conservatory.

CONSERVATORY

12'4 x 11'5 (3.76m x 3.48m)

A good size conservatory, with modern laminate flooring, uPVC double glazed French doors to the rear garden, fanlight, power points, double radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

9' x 12' (2.74m x 3.66m)

A good size master bedroom, with uPVC double glazed window to the front aspect, laminate flooring, coving to ceiling, single radiator.

BEDROOM TWO

10'1 x 11'11 (3.07m x 3.63m)

Built-in storage cupboard, uPVC double glazed window overlooking the rear garden, laminate flooring, coving to ceiling, single radiator.

BATHROOM/WC

4'7 x 8'9 (1.40m x 2.67m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, concealed WC with matching white gloss back and vanity area above, tiling to splashback, vinyl flooring, coving and inset spotlighting to ceiling, uPVC double glazed window to the side aspect, heated towel radiator.



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EXTERNALLY

The property features an open plan lawned front garden, with a paved driveway providing useful off street parking for two cars. A gate to the side of the property leads through to a useful side storage area and in to the rear garden which enjoys a south westerly aspect, with paving, loose slate chippings and fenced boundaries.

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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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		
(81-91) B		
(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