



**Formby Close, Clavering, TS27 3PT**  
**3 Bed - House - Semi-Detached**  
**Offers In Excess Of £149,950**

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**\*\* TOTALLY TRANSFORMED \*\*** A recently renovated three bedroom semi detached house which is offered for sale with **NO UPPER CHAIN**. It is located in a pleasant cul de sac and has a pleasing view across the town and towards the sea from the rear elevation. Features include gas central heating, with radiators to all rooms, via a combination boiler, has uPVC double glazing, plus the property has been rewired. This home would make an ideal First Time Purchase/suit Young Families, etc. and briefly comprises: entrance hall, good size lounge, stunning kitchen/diner, the kitchen has been newly fitted with impressive 'grey high gloss' style units and includes a built-in oven, hob, extractor, plus an integrated fridge and freezer, this in turn leads to a utility which complements the kitchen with 'grey high gloss' style units and a new cloakroom/WC. To the first floor are three bedrooms, plus an outstanding bathroom/WC which benefits from a newly fitted bathroom suite having a bath and separate shower cubicle. Externally are easily managed gardens to front and rear. A driveway leads to the single attached garage which has a newly fitted roller shutter door. The home has also undergone a programme of redecoration with freshly plastered walls and ceilings plus has new internal and external doors. New carpets and flooring are included in the asking price. This home has been improved to a very high standard and must be viewed to be fully appreciated.





## GROUND FLOOR

### ENTRANCE HALL

Newly fitted composite entrance door with double glazed inserts, staircase to first floor, under stairs storage cupboard.

### LOUNGE (front)

13'5 x 12'1 overall (4.09m x 3.68m overall)

### STUNNING KITCHEN/DINER

8'4 x 18'1 overall (2.54m x 5.51m overall)

Newly fitted with 'grey high gloss' style base, wall and drawer units with 'oak' style working surfaces with matching splashback incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with matching electric oven below, brushed stainless steel to splashback with 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge and freezer, under lighting to wall units, door to utility, French doors to rear garden.

### UTILITY ROOM

Complementing the kitchen with 'grey high gloss' style base units with 'oak' style working surfaces, cupboard concealing plumbing for automatic washing machine, uPVC double glazed French door to rear garden.

### CLOAKROOM/WC

Newly fitted with a two piece white suite comprising: wall mounted wash hand basin with grey coloured tiling to splashback, close coupled WC.

## FIRST FLOOR

### LANDING

Built-in cupboard housing wall mounted gas combination boiler, hatch to loft space.

### BEDROOM 1 (front)

12'3 x 9'4 plus door recess, overall (3.73m x 2.84m plus door recess, overall)

### BEDROOM 2 (rear)

10'3 x 9'4 plus door recess, overall (3.12m x 2.84m plus door recess, overall)

Window having a pleasing view across the town and towards the sea on a clear day.

### BEDROOM 3 (front)

7'7 x 8'6 overall (2.31m x 2.59m overall)

### NEWLY FITTED BATHROOM/WC

Fitted with an impressive four piece white suite comprising: panelled bath, corner shower cubicle with sliding doors, PVC panelling to splashback and chrome mains shower fitting, pedestal wash hand basin, close coupled WC, impressive grey coloured tiling to splashback with silver trim.

### OUTSIDE

The property has easily maintained gardens to front and rear. A driveway leads to the single attached garage.

### SINGLE ATTACHED GARAGE

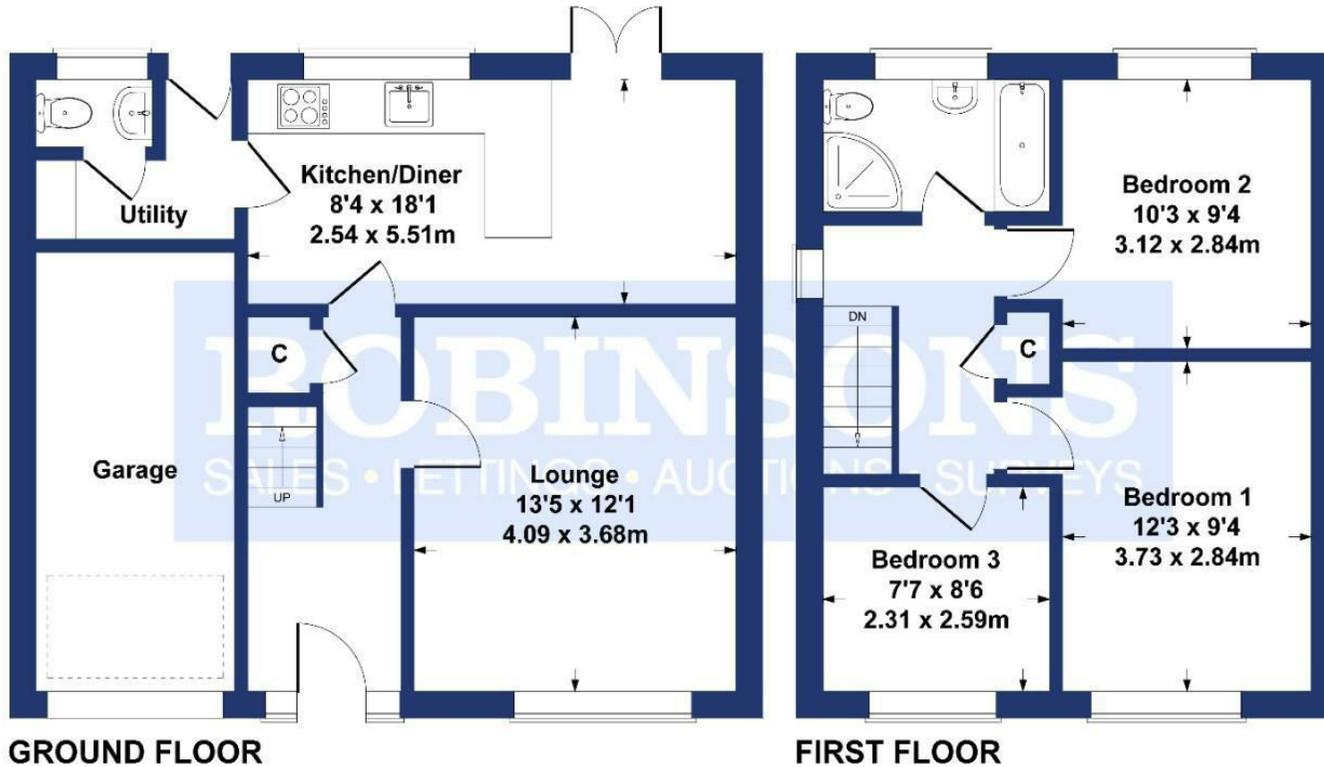
Newly fitted roller shutter door, power points and electric light fitting.





# Formby Close Hartlepool

Approximate Gross Internal Area  
1015 sq ft - 94 sq m



## 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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons 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			75
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	