



A modern three bedroom, three storey end terraced house positioned on the Seaton Sands development in Seaton Carew. The property is offered on an UNFURNISHED basis.

The accommodation comprises of: entrance hall, open plan lounge/dining room/kitchen, the lounge having French doors opening onto the enclosed rear garden. To the first floor are two bedrooms and a family bathroom/WC, with the master bedroom being to the second floor. Externally, the rear garden has been laid with astro turf lawn, decked patio and paved area. The front has parking for two cars.

(Application is subject to a Holding Fee - please refer to our website for further details)
UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £20,400pa; Guarantor, if required £24,480pa
BOND £784

Vickers Lane, Hartlepool, TS25 2DN

3 Bedroom - House - End Terrace

£680 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to the front elevation, staircase giving access to the first floor, central heating radiator, 'wood' effect laminate flooring, panelled door leading to the open plan lounge/dining room/kitchen.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

22' x 9' increasing to 12'2 (6.71m x 2.74m increasing to 3.71m)

LOUNGE/DINING ROOM AREA

Double glazed French doors to the rear elevation giving access to the rear garden, T.V. aerial point, telephone point, two central heating radiators, 'wood' effect laminate flooring, panelled door leading to a utility room.

KITCHEN AREA

Double glazed window to the front elevation, fitted base, wall and drawer units with fitted work surfaces and breakfast bar incorporating a stainless steel sink unit with mixer tap, built-in oven and four ring hob with extractor hood above, free standing dishwasher, wall mounted gas boiler providing hot water and central heating, 'wood' effect laminate flooring.

UTILITY ROOM

Space and plumbing for an automatic washing machine, central heating radiator.

FIRST FLOOR

LANDING

Staircase giving access to the second floor, panelled doors leading to bedroom two, bedroom three and bathroom/WC.

BEDROOM 2

12'2 x 7'10 (3.71m x 2.39m)

Double glazed window to the rear elevation, central heating radiator.

BEDROOM 3

7'10 x 5'8 increasing to 12'2 (2.39m x 1.73m increasing to 3.71m)

An 'L' shaped room with two double glazed windows to the front elevation and central heating radiator.

BATHROOM/WC

6' x 5'6 (1.83m x 1.68m)

Fitted with a white suite comprising: bath with fitted shower screen, wash hand basin and low level WC, part ceramic tiling to the walls, wall mounted shower over the bath, extractor fan, central heating radiator, double glazed window to the side elevation.

SECOND FLOOR

LANDING

Built-in shelved storage cupboard, panelled door leading to bedroom one.

BEDROOM 1

15'6 x 9' (4.72m x 2.74m)

Two double glazed Velux windows to the front elevation and one double glazed Velux window to the rear elevation, central heating radiator, access to the loft.

OUTSIDE

To the front of the property are two car parking spaces, gated access to the side leads to the good sized rear garden enclosed by timber fencing, featuring an astroturf lawn, paved patio area, decked patio area, timber garden shed and a timber bin storage area.

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. Smith & Friends Estate Agents 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			86
(81-91) B		74	
(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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