



*** VIEWING RECOMMENDED *** An impressive three bedroom semi detached property located in a popular part of Seaton Carew close to the seafront. With open aspect views to the front, this lovely home would make an ideal purchase for a first time buyer or young family and features a modern kitchen, bathroom and en suite. The accommodation is warmed by gas central heating, benefits from uPVC double glazing and burglar alarm system, whilst in brief the layout comprises: entrance vestibule through to a spacious family lounge which in turn gives access to the inner hall with turned stairs to the first floor and access to a useful ground floor cloakroom/WC and garage, the open plan kitchen/diner features white gloss units to base and wall level and includes a built-in oven, hob and extractor, the dining area incorporates French doors to the rear garden. To the first floor are three good sized bedrooms, the master benefitting from a modern en suite shower room, whilst bedrooms two and three are served by the family bathroom. Externally is an open plan, lawned front garden with a driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden with lawn and decked patio areas.

Vickers Lane, Hartlepool, TS25 2BF

3 Bed - House - Semi-Detached

£180,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Vickers Lane, Hartlepool, TS25 2BF



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed entrance door, single radiator, door to lounge.

LOUNGE

16'1 x 10'3 (4.90m x 3.12m)

A pleasant family lounge with uPVC double glazed window to the front aspect, double radiator, access to:

INNER HALLWAY

Turned staircase to the first floor, single radiator, access to kitchen/diner, additional access to ground floor cloakroom/WC and garage.

DOWNSTAIRS TOILET

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, 'tile' effect vinyl flooring, fitted extractor fan.

OPEN PLAN KITCHEN DINING AREA

18'11 x 7'8 (5.77m x 2.34m)

KITCHEN

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces 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 illuminating extractor, all finished in brushed stainless steel, space for free standing fridge/freezer, integrated washing machine, integrated dishwasher, gas central heating boiler, laminate flooring, uPVC double glazed window to the rear aspect.

DINING AREA

uPVC double glazed French doors opening to the rear garden, inset spotlighting to ceiling, single radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase, useful storage cupboard, hatch to loft space.

BEDROOM 1 (front)

15'9 x 9'9 (4.80m x 2.97m)

A good sized master bedroom with two uPVC double glazed windows to the front aspect, single radiator.

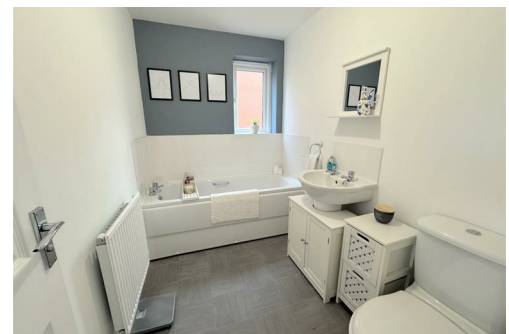
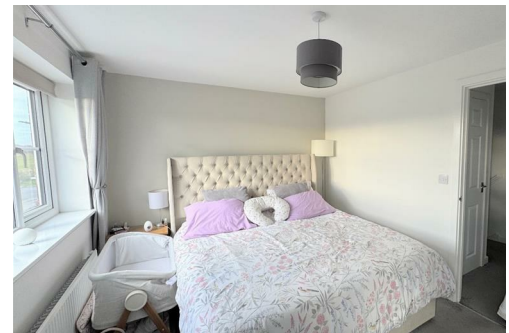
EN SUITE SHOWER ROOM/WC

Fitted with a modern three piece white suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, fitted extractor fan, uPVC double glazed window to the front aspect, single radiator.

BEDROOM 2 (rear)

11'3 x 8'9 (3.43m x 2.67m)

A good sized second bedroom with uPVC double glazed window to the rear aspect, single radiator.



Vickers Lane, Hartlepool, TS25 2BF



BEDROOM 3 (rear)

9'11 x 7'11 (3.02m x 2.41m)

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

FAMILY BATHROOM/WC

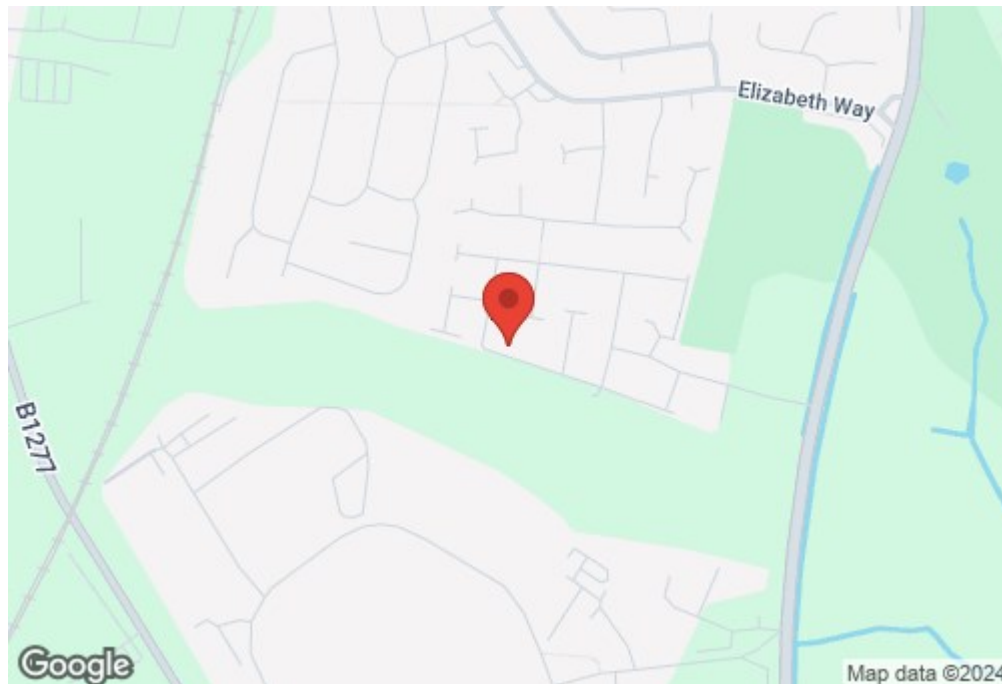
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, fitted extractor fan, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property features a low maintenance, part lawned open plan front garden, with a paved driveway providing useful off street parking, whilst leading to the INTEGRAL GARAGE. A gate to the side of the property leads through to the enclosed rear garden with lawn, paved patio area and fenced boundaries.

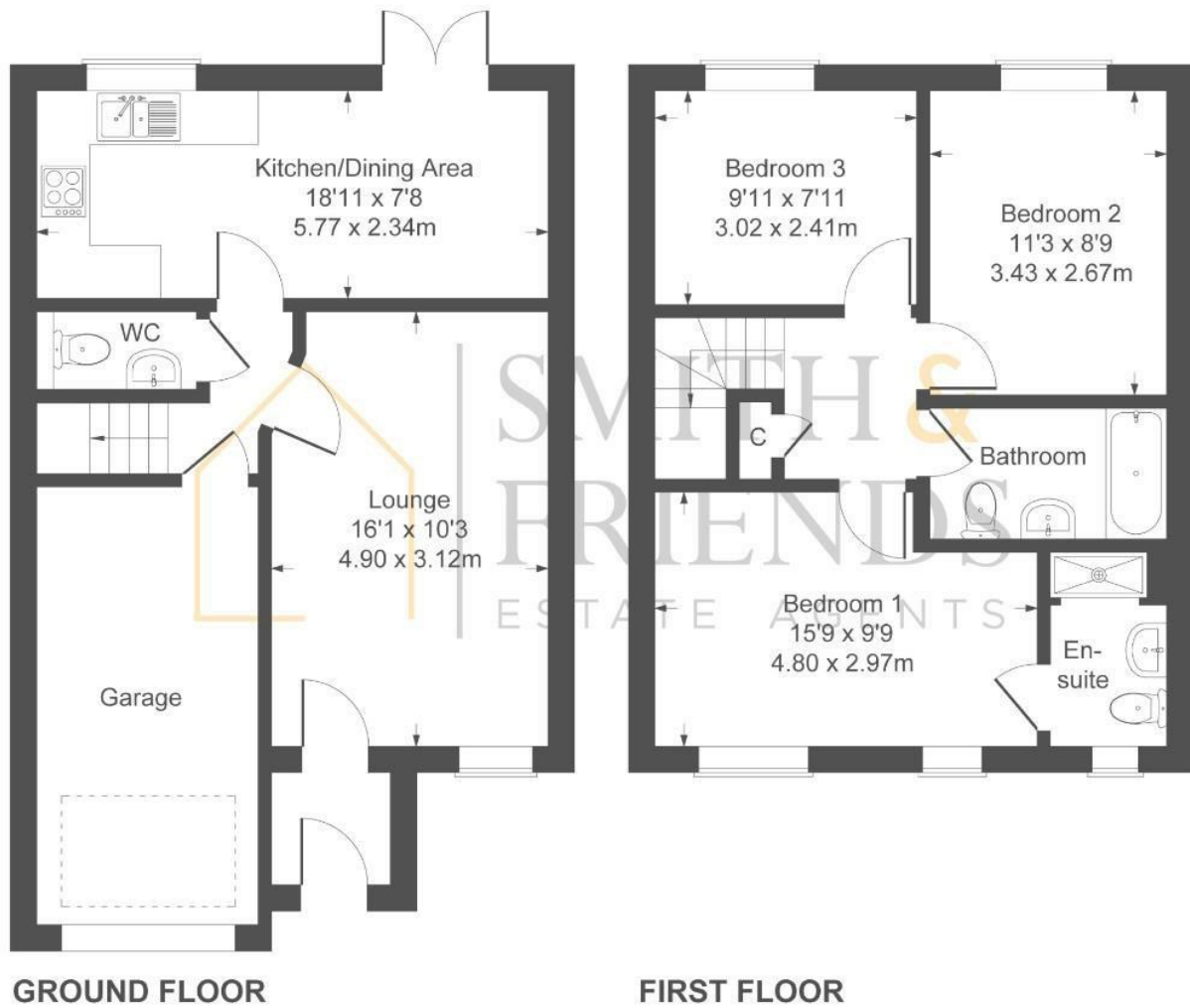
NB

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.



Vickers Lane

Approximate Gross Internal Area
1001 sq ft - 93 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. 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			94
(81-91) B		82	
(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	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

