



*** NO CHAIN INVOLVED *** A pleasantly positioned and well cared for two bedroom semi-detached bungalow on Lingdale Drive, in a popular part of Seaton Carew. An ideal purchase for those looking to downsize without compromising on storage, with a generous attic room and useful utility extension to the rear of the garage. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall, through to the spacious lounge with stone fire surround and electric fire, the kitchen/diner is fitted with a range of units to base and wall level with a built-in oven, hob and extractor. The hall provides further access to both bedrooms which are served by the shower room, incorporating a three piece suite. The generous attic room is accessed via a pull down ladder and would make an ideal hobby room. Externally is a low maintenance front with lawn, block paving and double length drive which leads to the garage. The enclosed rear garden, features lawn, patio and pebbled areas which should, again, prove to be low maintenance. The garage has been previously used as a workshop, with a useful utility attached. Lingdale Drive is well situated within walking distance of amenities and transport links on Elizabeth Way.

Lingdale Drive, Hartlepool, TS25 2AJ
2 Bedroom - Bungalow - Semi Detached
£180,000
EPC Rating:
Tenure: Freehold
Council Tax Band: B



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ENTRANCE HALL

Accessed via uPVC double glazed side entrance door with matching side screen and fanlight above, single radiator, hatch to attic room with pull down ladder.

GENEROUS LOUNGE

16'9 x 10'0 (5.11m x 3.05m)

Stone fire surround with matching alcove and television stand, inset electric fire with 'granite' style hearth, uPVC double glazed bow window to the front aspect, double radiator.

KITCHEN/DINER

11'7 x 8'11 (3.53m x 2.72m)

Fitted with a range of units to base and wall level with complementing worktops, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for free standing fridge/freezer, gas central heating boiler, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, single radiator.

BEDROOM ONE

12'7 x 11'4 (3.84m x 3.45m)

A good size master bedroom which benefits from fitted wardrobes, bed recess with overhead storage, matching bedside drawers and dressing area, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM TWO

8'11 x 8'10 (2.72m x 2.69m)

Wardrobes, overhead storage, uPVC double glazed bow window to the front aspect, single radiator.

SHOWER ROOM/WC

6'5 x 5'5 (1.96m x 1.65m)

Fitted with a three piece suite comprising: corner shower, pedestal wash hand basin with dual taps and low level WC; tiled splashback and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

ATTIC ROOM

17'10 x 9'8 (5.44m x 2.95m)

Offering a variety of uses with two double glazed 'Velux' style windows to the front aspect, eaves storage, panelled walls, lighting, sockets and fitted sink.

EXTERNALLY

The bungalow features a low maintenance front garden with lawn, pebbled border and block paved area. A double length driveway provides useful off street parking and leads to the garage. A gate to the side leads through to a good size, manageable rear garden with lawn, pebbled and patio areas, with fenced boundaries and part planted border.



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GARAGE

17'2 x 8'6 (5.23m x 2.59m)

Accessed via double timber doors to the front, personal door to the side, lighting and sockets.

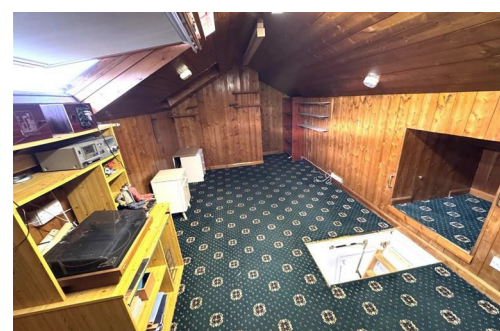
UTILITY ROOM

7'4 x 7'2 (2.24m x 2.18m)

Offering great storage and space for free standing appliances, with personal door from the rear garden.

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