



Seaton Lane, TS25 1JB
3 Bed - House - Semi-Detached
£220,000

EPC Rating:
Tenure: Freehold
Council Tax Band: B



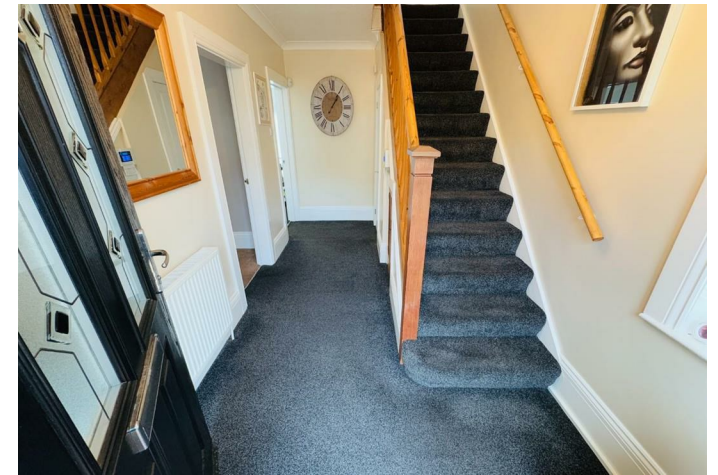
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Seaton Lane Hartlepool TS25 1JB

A beautifully upgraded and rarely available three bedroom semi-detached property offering well proportioned accommodation ideal for a wide variety of buyers. The home occupies a pleasant set back position on Seaton Lane with a generous landscaped rear garden and five car driveway to the front. An internal viewing comes highly recommended with well presented accommodation, complimented by a modern upgraded kitchen and bathroom. The home further benefits from gas central heating, uPVC double glazing, alarm system and CCTV.

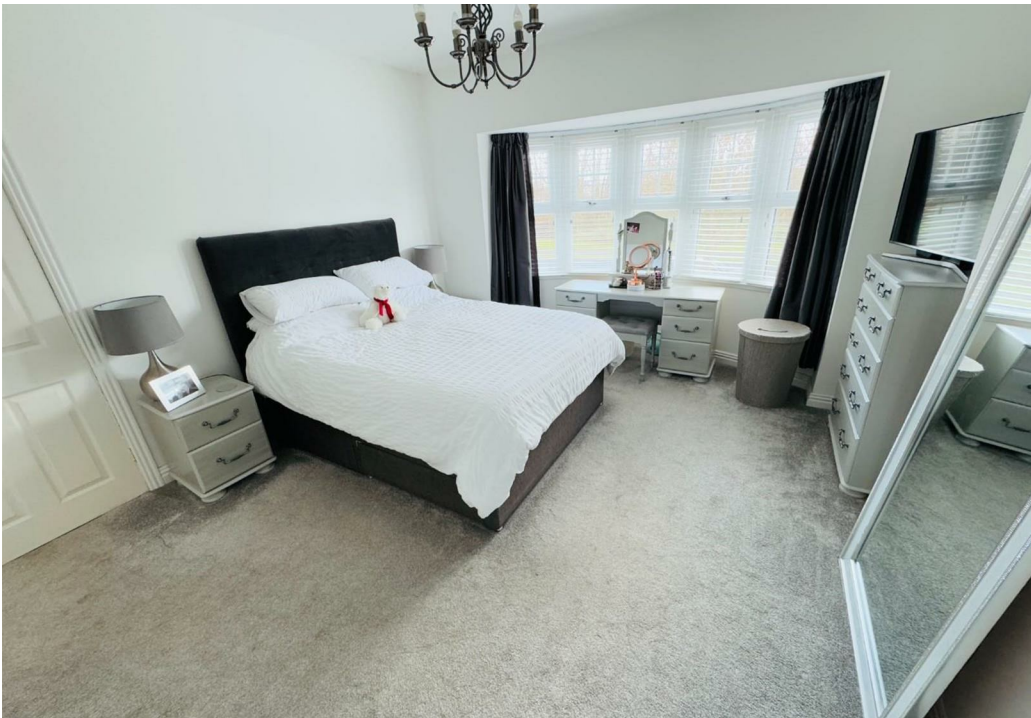
The full layout comprises; generous entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the bay fronted lounge includes a modern inset fire and feature tiled chimney. The rear reception room and kitchen have been opened up to provide an enviable place for entertaining with bi-fold doors opening to the rear garden. The kitchen includes a range of integrated appliances. To the first floor are three bedrooms and the family bathroom which incorporates a four piece and chrome fittings, including bath and separate shower.

Externally is a resin driveway to the front, side storage area and generous rear garden which has been landscaped and should prove to be low maintenance. A useful storage shed and summer house are included in the asking price. Seaton Lane is well situated within close proximity of amenities on Elizabeth Way and only a short stroll of Seaton Carew's popular sea front. **VIEWING RECOMMENDED.**











STORM PORCH

Arched storm porch, resin floor and security lighting.

GROUND FLOOR

ENTRANCE HALL

14'9 x 7'5 (4.50m x 2.26m)

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screens, uPVC double glazed window to the side aspect, stairs to the first floor with fitted carpet and under stairs storage cupboard, coving to ceiling, convector radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising; wash hand basin with dual taps, low level WC, tiled flooring, panelling to walls, uPVC double glazed window to the side, extractor fan, Baxi gas central heating boiler.

FRONT LOUNGE

13'0 x 12'4 (3.96m x 3.76m)

Feature tiling to chimney breast with modern inset, remote controlled gas fire, uPVC double glazed curved bay window to the front aspect, fitted carpet, convector radiator.

OPEN PLAN REAR RECEPTION ROOM & KITCHEN

RECEPTION AREA

14'0 x 12'4 (4.27m x 3.76m)

An ideal space for entertaining with uPVC double glazed bi-folding doors to the rear garden, fitted carpet, convector radiator.

KITCHEN AREA

10'5 x 7'9 (3.18m x 2.36m)

Fitted with an attractive range of units to base and wall level with brushed stainless steel handles and complimenting granite worktops with matching splashback, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built in electric oven with five ring gas hob above and, extractor over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, integrated washing machine, down lighting to eye level units, three draw base unit, uPVC double glazed window to the rear, tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and bathroom.

BEDROOM ONE

13'1 x 12'3 (3.99m x 3.73m)

A good size master bedroom with uPVC double glazed curved bay window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

14'0 x 12'11 (4.27m x 3.94m)

A generous bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, double radiator.

BEDROOM THREE

7'5 x 7'0 (2.26m x 2.13m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM

9'0 x 7'4 (2.74m x 2.24m)

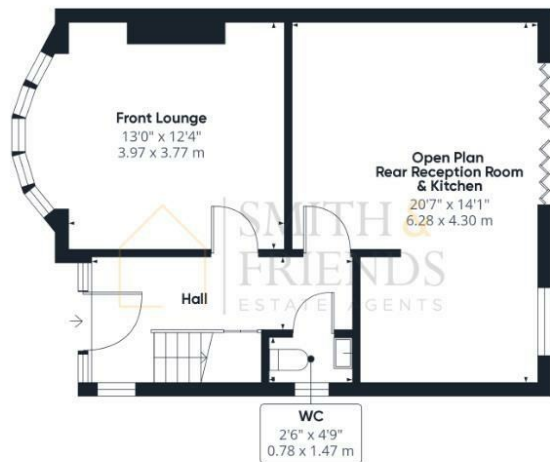
Fitted with a modern four piece suite and chrome fittings comprising; curved panelled bath with mixer tap and shower attachment, corner shower with glass panelled sliding doors and chrome shower, wash hand basin with mixer tap and vanity draws below, close coupled WC, panelling to walls and ceiling, two uPVC double glazed windows to the side aspect, extractor fan, convector radiator.

EXTERNALLY

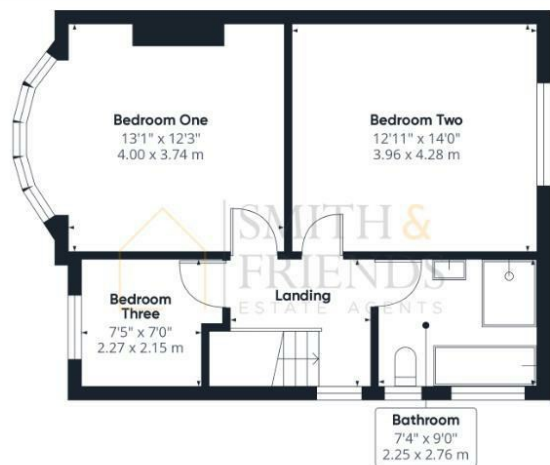
The property occupies a pleasant set back position on Seaton Lane with a resin front allowing off street parking for approximately five cars. A gate to the side leads through to a useful storage area and through to the generous landscaped rear garden which should prove to be low maintenance. The rear garden incorporates sandstone paved patios and artificial turf with fenced boundaries, timber storage shed and larger summer house with double doors.







Ground Floor



Floor 1

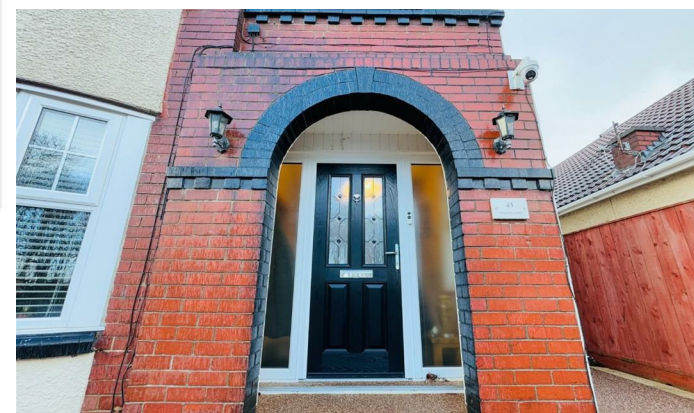
Approximate total area⁽¹⁾
1075.42 ft²
99.91 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

| 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 | |



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.

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