



Farndale Road, Seaton Carew, TS25 1BH
2 Bed - House - Mid Terrace
£79,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Farndale Road, Seaton Carew, TS25 1BH

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned TWO BEDROOM mid terraced property on Farndale Road in Seaton Carew. The home is in need of updating and refurbishment, with an internal viewing recommended to appreciate the potential on offer. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the bay fronted lounge and into the kitchen. To the first floor are two good size bedrooms and the bathroom. Externally is a palisade to the front and an enclosed yard to the rear with external storage and gated access. Farndale Road is located off Station Lane, close to Seaton Carew's popular seafront. EPC RATING: D

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching fanlight above, laminate flooring, stairs to the first floor, single radiator, access to:

LOUNGE

16'4 x 12'10 (4.98m x 3.91m)
uPVC double glazed curved bay window to the front aspect, feature fire surround with 'marble' style back and base, coving to ceiling, single radiator.

INNER PASSAGE

Under stairs storage cupboard, access to:

KITCHEN

9'2 x 6'11 (2.79m x 2.11m)
Fitted with a range of units to base and wall level, contrasting work surface, inset single drainer stainless steel sink unit with mixer tap, recess for cooker, tiled splashback, recess for washing machine, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear yard, single radiator, walk-in pantry with shelving and additional uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Access to both bedrooms, bathroom and hatch to loft space.

BEDROOM ONE

16'4 x 9'9 (4.98m x 2.97m)
A good size master bedroom, with two uPVC double glazed windows to the front aspect, picture rail, single radiator.

BEDROOM TWO

9'9 x 8'2 (2.97m x 2.49m)
uPVC double glazed window to the rear aspect, picture rail, single radiator.

BATHROOM/WC

7' x 5'9 (2.13m x 1.75m)
Three piece suite (in need of attention) comprising: panelled bath, pedestal wash hand basin and low level WC; part tiled splashback, gas central heating boiler, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property features a palisade to the front, with an enclosed 'courtyard' style garden to the rear (19'4 x 16'4) (5.89m x 4.98m).

NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

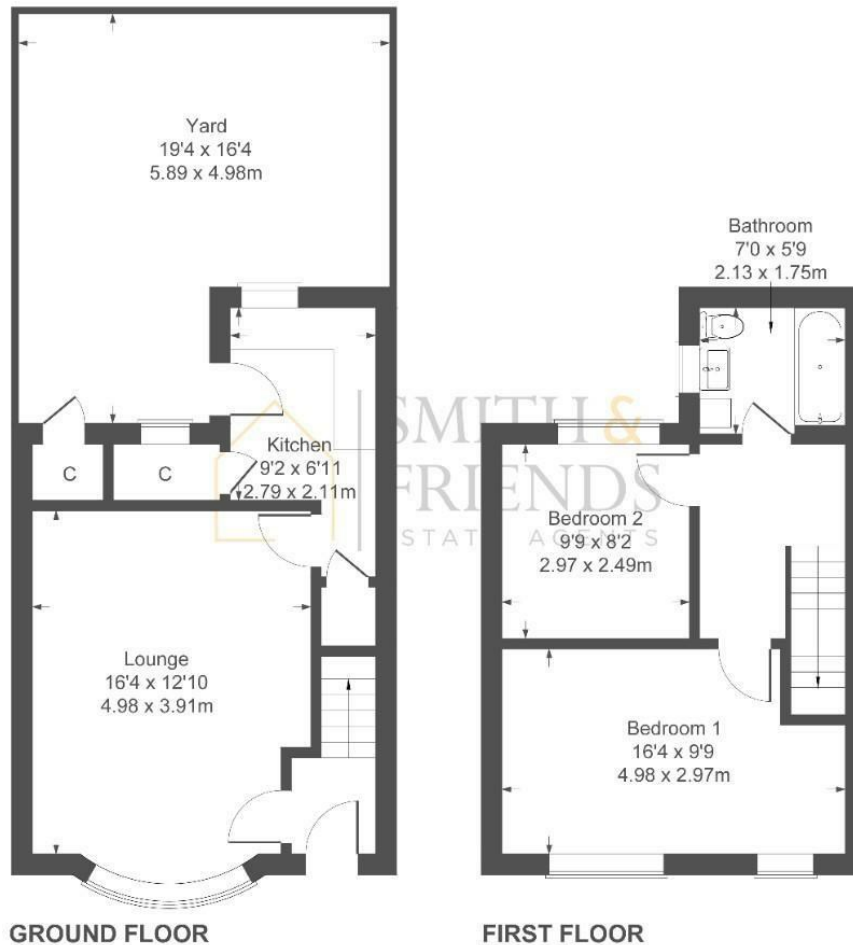
NB 2

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.

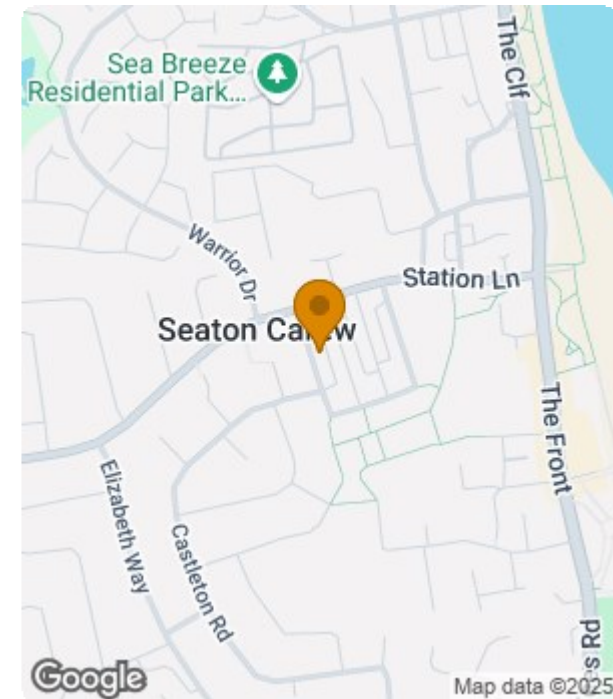



Farndale Road

Approximate Gross Internal Area
727 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F	G	
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

