



\*\*\* NO CHAIN INVOLVED \*\*\* A deceptively spacious THREE BEDROOM end terraced property set back on Seaton Lane with front and rear gardens, double drive and double garage. The home offers accommodation ideal for a first time buyer, family or possible investment opportunity, with features including gas central heating and uPVC double glazing. The full layout comprises: entrance porch, entrance vestibule, bay fronted lounge, separate dining room, kitchen, lean to conservatory, two spacious bedrooms and a small third bedroom, they are served by the family bathroom which incorporates a three piece white suite. Externally is a lawned front garden, paved rear garden, rear drive and double garage. Seaton Lane is well situated for schools and amenities. An internal viewing comes recommended to appreciate the further potential on offer.

**Seaton Lane, Hartlepool, TS25 1HE**  
**3 Bedroom - House - End Terrace**  
**Offers In Excess Of £80,000**  
**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: A**





## GROUND FLOOR

### ENTRANCE PORCH

**4'8 x 2'8 (1.42m x 0.81m)**

Accessed via glazed entrance door, uPVC double glazed internal door to the entrance vestibule.

### ENTRANCE VESTIBULE

Stairs to the first floor, fitted carpet, upgraded internal door to the lounge.

### FRONT LOUNGE

**15' into bay x 11'11 (4.57m into bay x 3.63m)**

A good size lounge with uPVC double glazed curved bay window to the front aspect, curved single radiator to bay, feature fire surround, fitted carpet, coving to ceiling, archway to:

### DINING ROOM / SECOND RECEPTION ROOM

**15'1 x 8'9 (4.60m x 2.67m)**

Ideally situated off the kitchen with fitted carpet, uPVC double glazed window to the side aspect, coving to ceiling, under stairs storage cupboard, single radiator.

### KITCHEN

**12'1 x 7'9 (3.68m x 2.36m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, tiling to splashback, space for free standing appliances, uPVC double glazed window into the rear conservatory, additional uPVC double glazed window to the side aspect, uPVC double glazed door to the conservatory.

### LEAN TO CONSERVATORY

**16'2 x 8'3 (4.93m x 2.51m)**

In need of attention, whilst offering good storage space and access into the rear garden.

## FIRST FLOOR

### LANDING

Fitted carpet, access to bedrooms and bathroom.

### BEDROOM ONE

**13'8 x 9'8 (4.17m x 2.95m)**

uPVC double glazed curved bay window to the front aspect, fitted carpet, built-in storage cupboard with gas central heating boiler, single radiator to bay.

### BEDROOM TWO

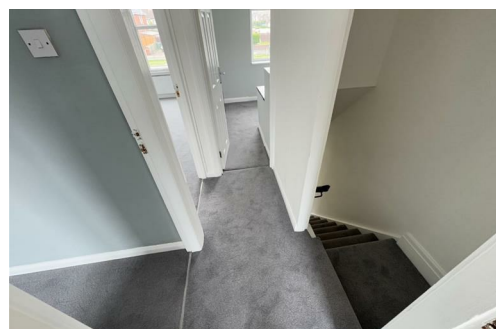
**10'10 x 8'10 (3.30m x 2.69m)**

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

### BEDROOM THREE

**8'4 x 5'2 (2.54m x 1.57m)**

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



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**BATHROOM/WC**  
**7'8 x 5'9 (2.34m x 1.75m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

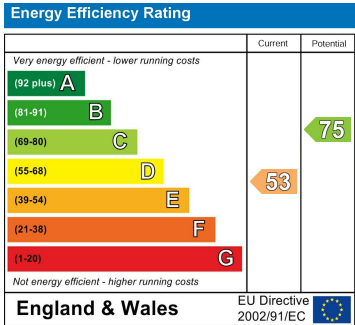
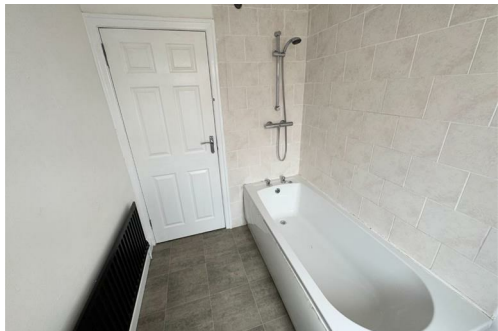
The property features a lawned front garden enclosed by a brick boundary wall, with paved walkway and wrought iron gate. The enclosed rear garden is predominantly paved, with a gate opening to an additional paved area allowing secure off road parking in front of the double garage.

**DOUBLE GARAGE**

Twin up and over access doors.

**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.



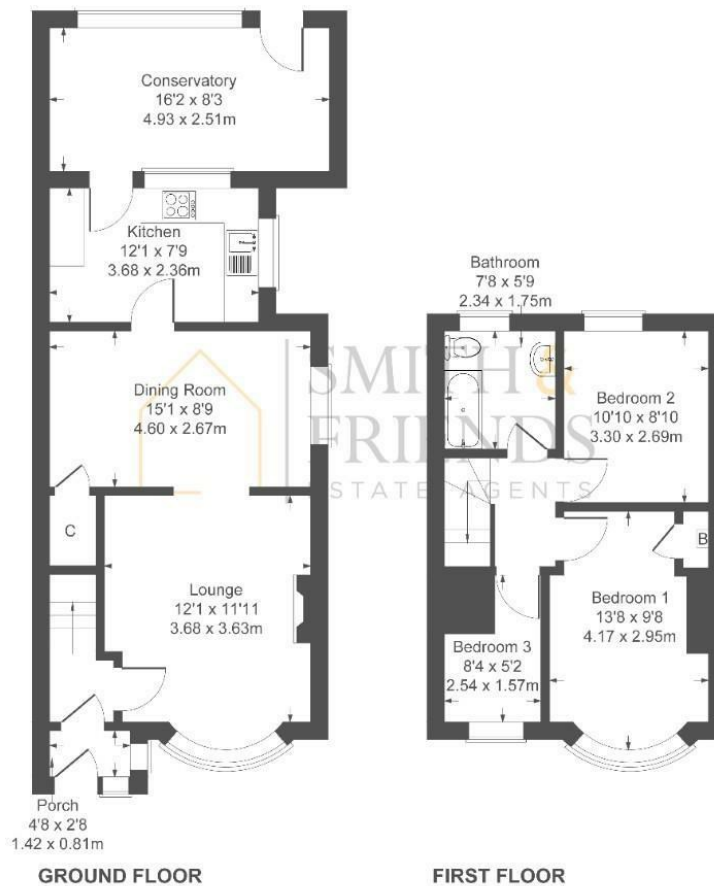


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### Seaton Lane

Approximate Gross Internal Area  
960 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025  
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. 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

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