



***** NO CHAIN INVOLVED ***** A modern semi-detached property offering well presented accommodation spread over three floors, with **THREE GOOD SIZE BEDROOMS**, modern kitchen, bathroom and en-suite shower room. The home occupies a pleasant position on the development, with double drive and enclosed rear garden. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout and features comprise: entrance porch, through to the lounge with an inner hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC, the full width kitchen/diner is fitted with a range of units to base and wall level with built-in oven, hob and extractor. To the first floor are two good size bedrooms and the central family bathroom/WC which is fitted with a three piece white suite and chrome fittings. To the second floor is the master bedroom and en-suite shower room. Externally is a low maintenance front with double width driveway, whilst a gate to the side of the property leads through to the enclosed rear garden with lawn and patio areas. Vickers Lane is situated in a popular part of Seaton Carew, close to the seafront.

Vickers Lane, Hartlepool, TS25 2BF

3 Bedroom - House - Semi-Detached

£165,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed entrance door with spyhole, wall mounted shoe cabinet, single radiator, internal door through to:

LOUNGE

14'8 x 11'10 (4.47m x 3.61m)

A good size lounge with modern laminate flooring, useful under stairs storage cupboard, uPVC double glazed window to the front aspect, television point, double radiator.

INNER HALLWAY

Matching laminate flooring, turned staircase to first floor with fitted carpet, access to kitchen/diner and ground floor cloakroom/WC.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, tiling to splashback, matching laminate flooring, extractor fan, single radiator.

KITCHEN/DINER

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting 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 three speed extractor hood over, integrated fridge/freezer, integrated washing machine, concealed Ideal Logic combi boiler, laminate flooring, breakfast bar area with eye-level units above and double radiator below, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Stairs to the top floor, fitted carpet, single radiator, access to bedrooms two and three, alongside a central family bathroom.

BEDROOM 2

12'1 x 11'10 (3.68m x 3.61m)

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

BEDROOM 3

11'10 x 7'8 (3.61m x 2.34m)

uPVC double glazed window to the rear aspect, fitted carpet, 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, close coupled WC, tiling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

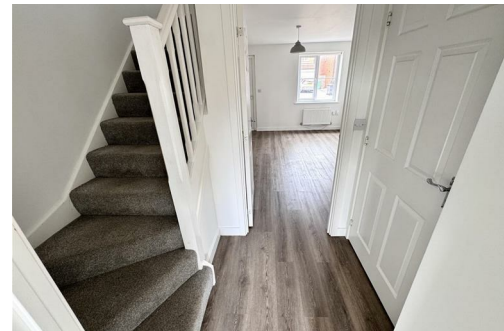
SECOND FLOOR LANDING

Built-in storage cupboard, fitted carpet, access to master bedroom.

MASTER BEDROOM

17'1 x 8'6 (5.21m x 2.59m)

Walk-in uPVC double glazed dormer window, fitted carpet, double radiator, hatch to roof space, access to en-suite shower room.



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EN SUITE SHOWER ROOM/WC

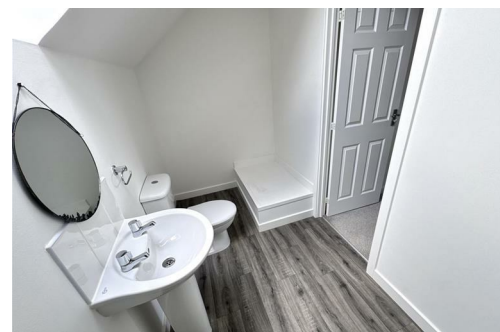
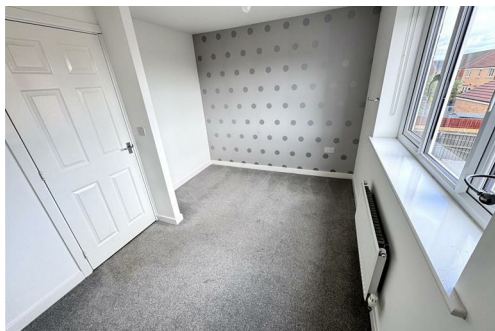
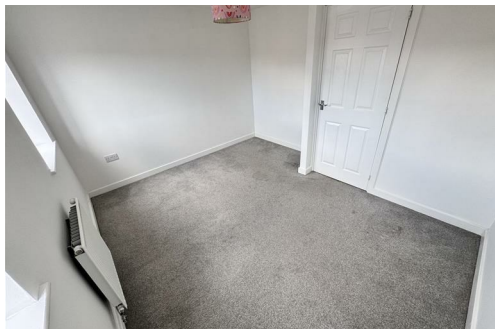
Fitted with a three piece suite comprising: corner shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, being full height to shower level, 'laminated' effect vinyl flooring, double glazed 'Velux' style window to the rear aspect, extractor fan, double radiator.

EXTERNALLY

The property features a low maintenance front, with parking for two cars. The enclosed rear garden incorporates patio and lawn areas, with fenced boundaries and gated access.

NB

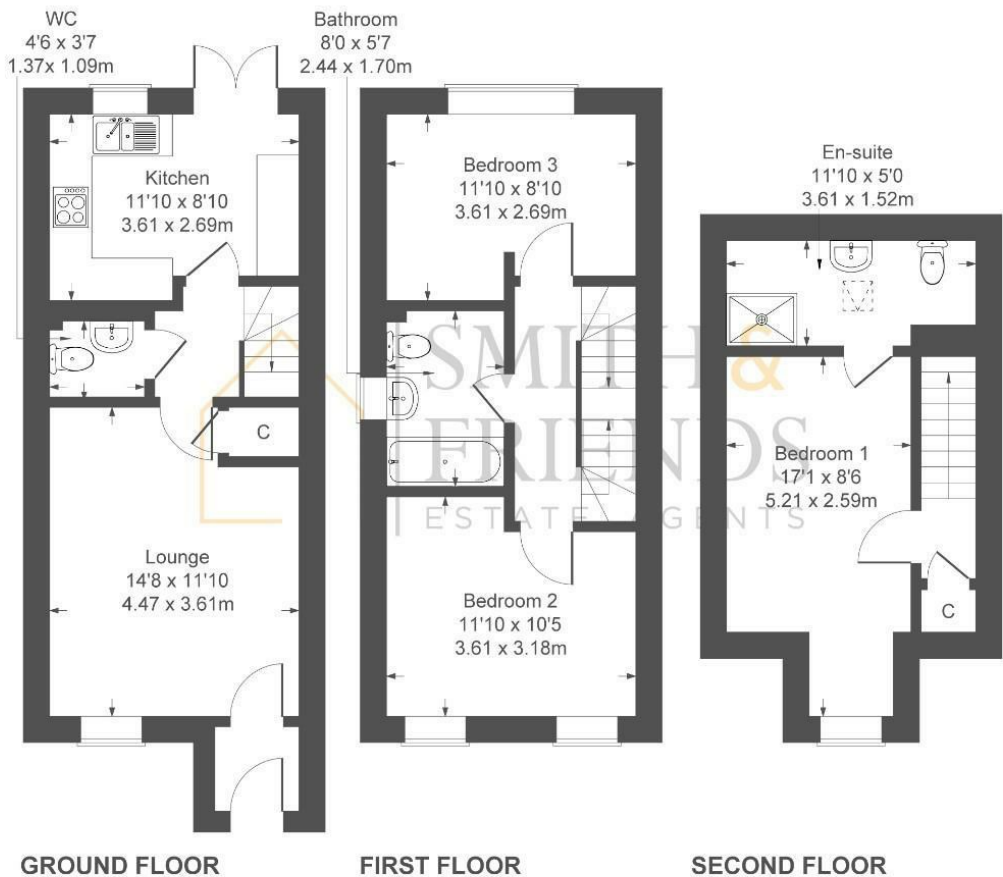
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Vickers Lane

Approximate Gross Internal Area
930 sq ft - 86 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.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 83 | |
| (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 |