



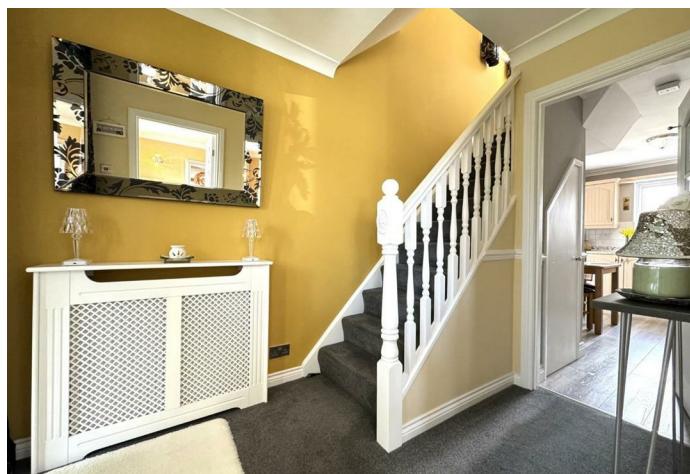
**Westerdale Road, Seaton Carew, TS25 2AP**  
**3 Bed - House - Semi-Detached**  
**£200,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: C**

# Westerdale Road

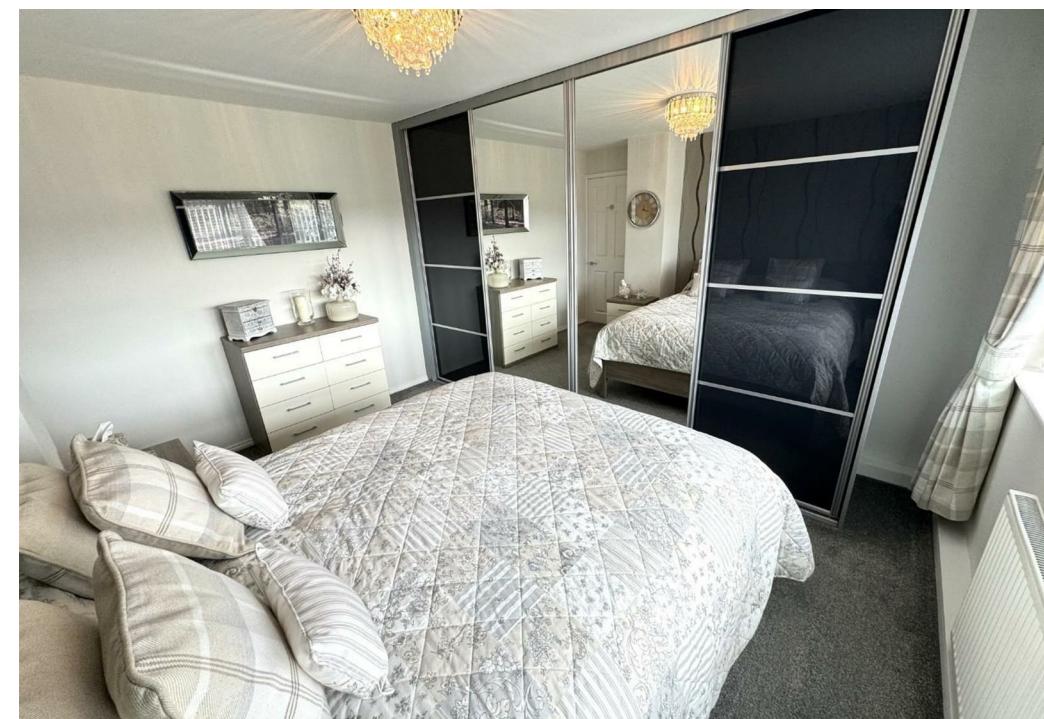
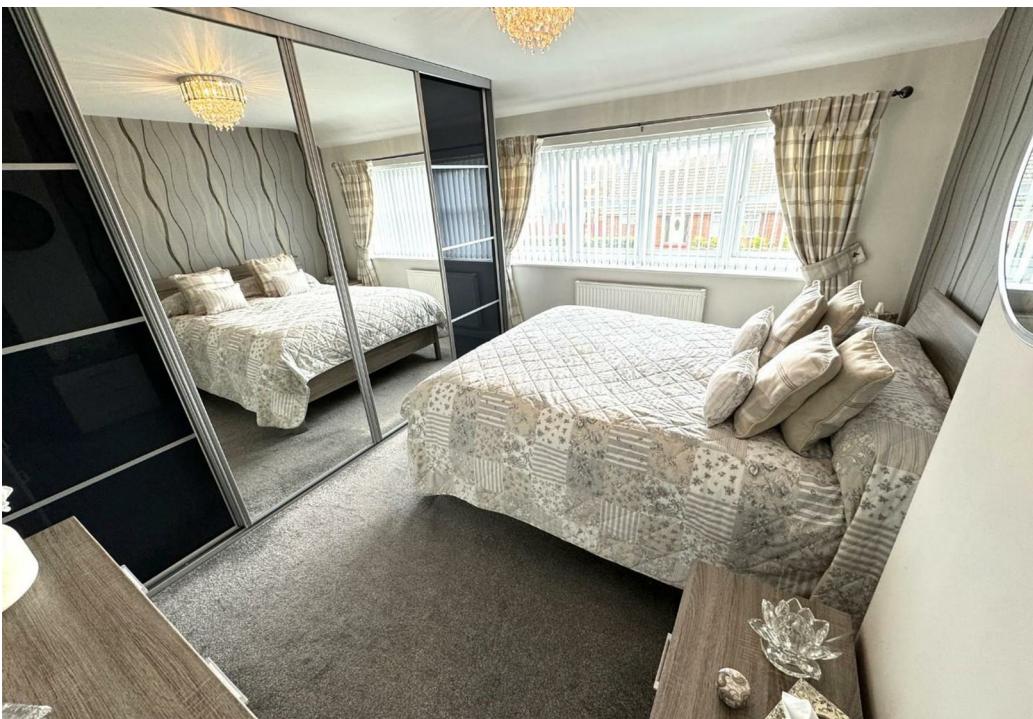
## Seaton Carew Hartlepool TS25 2AP

\*\*\* VIEWING RECOMMENDED \*\*\* EXTENDED ACCOMMODATION \*\*\* An attractively presented three bedroom semi detached property offering generously extended accommodation, ideal for family requirements. The home has been enhanced by extensions to the front, side and rear of the property, adding porch, dining room and kitchen extensions, as well as a useful utility area and ground floor WC. The accommodation further features gas central heating and uPVC double glazing, whilst the spacious and versatile layout briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a generous family lounge with attractive feature fire surround and electric fire. The extended kitchen/breakfast room incorporates units to base and wall level and includes a built-in double oven, hob and extractor, with further integrated appliances. The utility room offers further space for appliances and gives access to a useful ground floor cloakroom/WC. The rear sitting room leads directly into the dining room extension with French door to the rear garden. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by a modern refitted family bathroom with a three piece suite and chrome fittings. Externally, the property offers a low maintenance garden to the front, with a double width block paved driveway providing useful off street parking. A gate to the side of the property leads through to a useful storage area and into the beautifully landscaped rear garden which enjoys a south westerly aspect. Westerdale Road is located in a popular and highly sought after area of Seaton Carew, close to local amenities on Elizabeth Way and a short distance from Seaton Carew's popular seafront.











## GROUND FLOOR

### ENTRANCE PORCH

5'8 x 4'8 (1.73m x 1.42m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window, attractive tiled flooring, fitted wall light, uPVC double glazed door to the entrance hall with matching side screens.

### ENTRANCE HALL

Spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, convector radiator with cover included, access to:

### LOUNGE

12'3 x 15'9 (3.73m x 4.80m)

A generous family lounge with a large uPVC double glazed bow window to the front aspect, attractive feature fire surround with 'marble' style back and base incorporating an inset electric fire, fitted carpet, coving to ceiling, two fitted wall lights, television point, double radiator.

### EXTENDED REAR RECEPTION ROOM

10'3 x 17'5 (3.12m x 5.31m)

### SITTING AREA

Fitted carpet, coving to ceiling, television point, radiator with cover included, archway to:

### DINING AREA

Two uPVC double glazed windows to the rear aspect, uPVC double glazed French door opening to the rear garden, fitted carpet, coving to ceiling, convector radiator.

### EXTENDED KITCHEN/BREAKFAST ROOM

16' x 14'4 (4.88m x 4.37m)

Fitted with an extensive range of units to base and wall level with complementing 'granite' effect roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate induction hob, extractor hood over, tiling to splashback, integrated dishwasher, recess for washing machine, corner shelving to base and eye level units, glass fronted display cabinets to eye level, five drawer unit to base level, two uPVC double glazed windows to the rear aspect, uPVC double glazed side door, coving to ceiling, under stairs storage cupboard, modern vertical radiator.

### UTILITY AREA

Fitted worktop with space below, space for free standing fridge/freezer, integral door to garage, inset spotlights to ceiling, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with chrome mixer tap, low level WC, fitted extractor fan, inset spotlights to ceiling, single radiator.



## FIRST FLOOR

### LANDING

Useful shelved storage cupboard, uPVC double glazed window to the side aspect, fitted carpet, extended loft hatch, the loft being partially boarded for storage purposes.

### BEDROOM ONE

12'10 x 11'7 (3.91m x 3.53m)

A generous master bedroom fitted with a range of bespoke wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM TWO

11'7 x 9'8 (3.53m x 2.95m)

A good sized second bedroom which, again, benefits from a range of bespoke wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

### BEDROOM THREE

9' x 6' (2.74m x 1.83m)

Built-in shelved storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM

6'5x 8'2 (1.96mx 2.49m)

A beautiful family bathroom incorporating a three piece white suite and chrome fittings comprising: bath with central chrome mixer tap and chrome shower over, protective glass shower screen, modern wall mounted wash hand basin with chrome mixer tap and vanity drawers below, concealed WC with matching back, attractive tiling to walls and flooring, chrome heated towel radiator, additional heated towel radiator, two uPVC double glazed windows allowing a good degree of natural light, inset spotlights to ceiling, fitted extractor fan.

### EXTERNALLY

The property features a lawned front garden enclosed by a brick boundary wall to the front with a double width block paved driveway allowing useful off street parking. A gate to the side leads through to a useful storage area and through to the landscaped rear garden which should prove to be low maintenance, whilst enjoying a south westerly aspect. The rear garden features patio, pebbled and planting areas with fenced boundaries and timber summer house included.

### GARAGE

15'4 x 7'11 (4.67m x 2.41m)

Accessed via an up and over door to the front, integral door from utility, Ideal gas central heating boiler, light, power points.

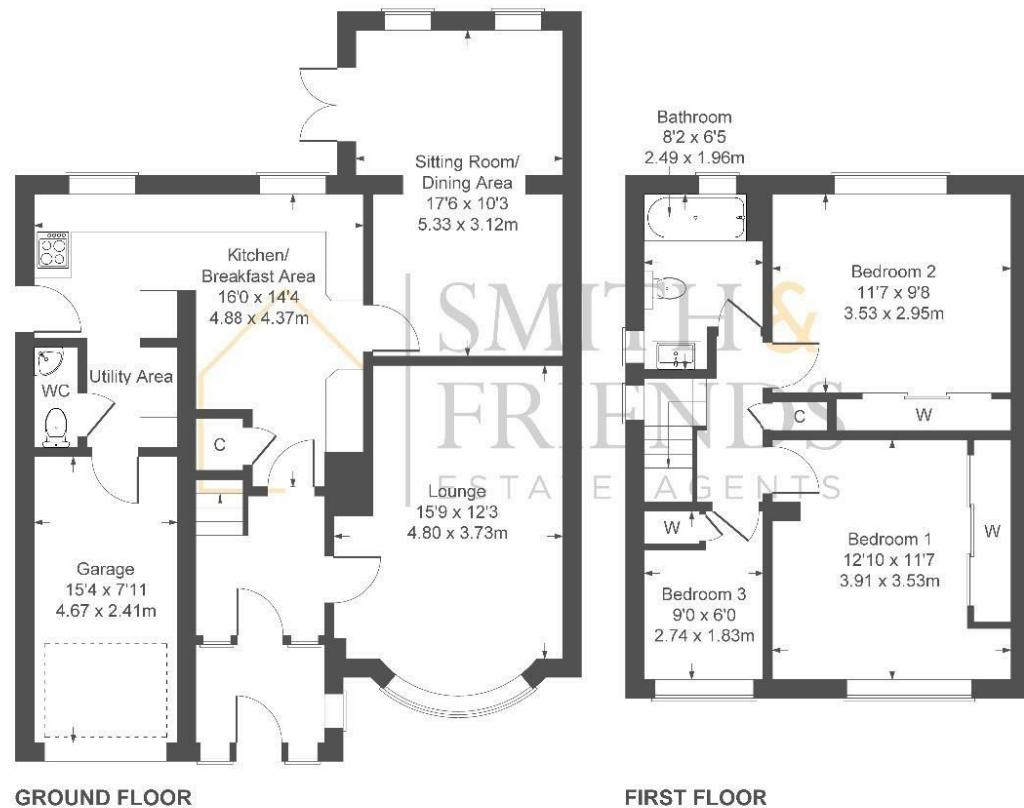
### NB

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.



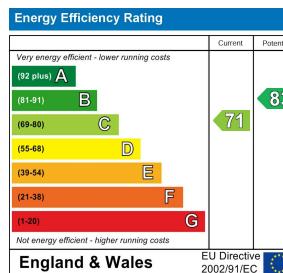
# Westerdale Road

Approximate Gross Internal Area  
1397 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2024  
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. 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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