



Lawson Road, Seaton Carew, TS25 1AD
2 Bed - Bungalow - Terrace
£120,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*



Lawson Road, Seaton Carew, TS25 1AD

**** RARELY AVAILABLE **** A well presented two bedroom end terraced bungalow, immaculately presented and is within walking distance of the seafront, bus services and other amenities. This lovely property occupies a pleasant position, having a pedestrianised area to the front, and a garage located to the rear. It should be economical to manage having gas central heating, uPVC double glazed and solar panels (details available on request).

Briefly comprising: uPVC double glazed entrance porch, spacious lounge, kitchen, inner hallway, two bedrooms and a modern family bathroom fitted with a white suite.

Viewing is recommended. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

ENTRANCE PORCH

uPVC double glazed glass panelled door, uPVC double glazed windows, door into:

LOUNGE

16'2 x 11'10 (4.93m x 3.61m)

uPVC double glazed window to front, inset 'coal' living flame gas fire with modern surround

KITCHEN

12'7 x 8'7 (3.84m x 2.62m)

Fitted with a range of white wall base draw units unit, base and drawer units with matching worktops and splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with electric oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to side, uPVC double glazed glass panelled door opening onto the side.

INNER HALLWAY

Loft access, doors to bedrooms and family bathroom.

BEDROOM 1

11'5 x 8'6 (3.48m x 2.59m)

uPVC double glazed window to rear, radiator.

BEDROOM 2

11'5 x 8' (3.48m x 2.44m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

FAMILY BATHROOM

Modern white and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC, co-ordinated tiled walls, radiator.

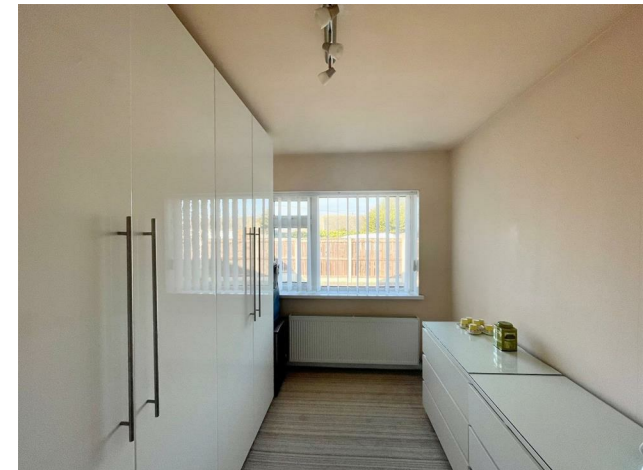
EXTERNALLY

SEPARATE GARAGE

Single garage is located to the rear of the property in a block of similar garages.

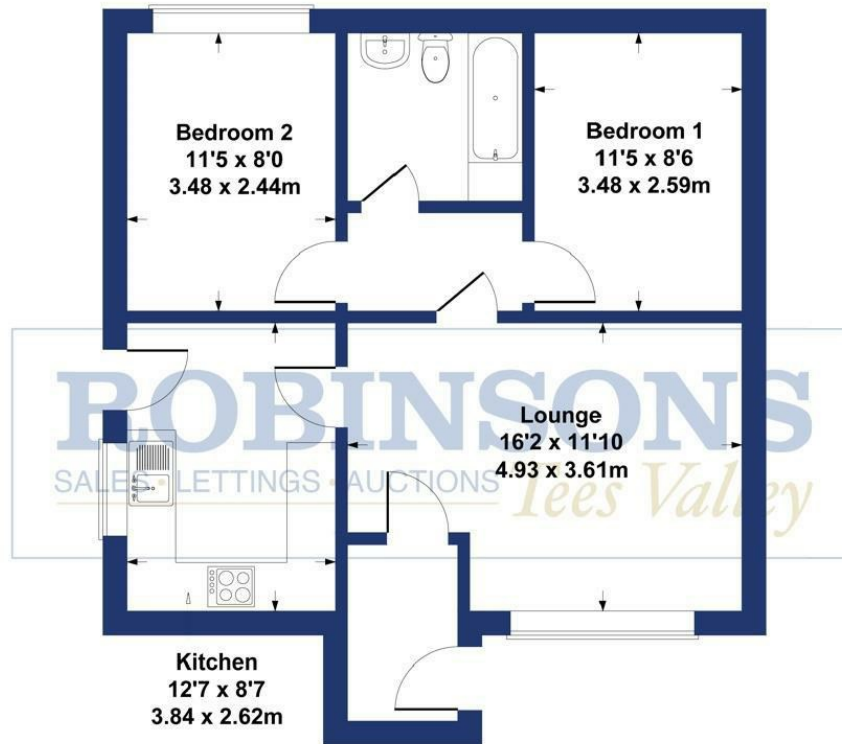
NB

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.



Lawson Road

Approximate Gross Internal Area
620 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*