



**Carlisle Street, Seaton Carew, TS25 1BL**  
**3 Bed - House - Mid Terrace**  
**£95,000**

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An impressive three bedroom mid terraced property located in a popular part of Seaton Carew close to the seafront. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity and comes with an internal viewing recommended. The accommodation benefits from gas central heating, uPVC double glazing, useful loft room and recently refitted bathroom. The internal layout comprises: entrance vestibule through to the bay fronted lounge which in turn gives access to a full width kitchen/diner, the kitchen area is fitted with a range of units to base and wall level and includes a built-in oven, hob and extractor. The recently upgraded family bathroom completes the ground floor and incorporates a modern three piece white suite and chrome fittings. To the first floor are three bedrooms, with a generous master bedroom giving access to a useful attic room, ideal for a variety of uses. Externally is a low maintenance yard to the rear. **VIEWING RECOMMENDED.**









## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, fitted carpet, double radiator.

### LOUNGE

16'3 into bay x 12'5 into alcove (4.95m into bay x 3.78m into alcove)

A spacious family lounge with a large uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, television point, double radiator.

### KITCHEN/DINER

15'7 x 8'8 (4.75m x 2.64m)

Fitted with a modern range of units to base and wall level with recently upgraded 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, both finished in brushed stainless steel with extractor hood over, attractive grey 'brick' style tiling to splashback, recess with plumbing for washing machine, recess for tumble dryer, space for free standing fridge/freezer, space for additional appliance, uPVC double glazed window to the rear aspect, modern laminate flooring, dining area with useful under stairs storage cupboard, convector radiator.

### REAR LOBBY

uPVC double glazed door to the rear yard, vinyl flooring, access to ground floor bathroom.

### BATHROOM/WC

11'5 x 6'1 max dimensions (3.48m x 1.85m max dimensions)

Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and chrome mains shower over with separate attachment, protective folding shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to splashback, chrome heated towel radiator, vinyl flooring, uPVC double glazed window to the side aspect.

## FIRST FLOOR

## LANDING

Fitted carpet, access to three bedrooms.

### BEDROOM 1

14'11 into bay x 12'7 into alcove (4.55m into bay x 3.84m into alcove)

A good sized master bedroom with a large uPVC double glazed bay window to the front aspect, fitted carpet, ceiling fan, convector radiator, access to attic room.

### ATTIC ROOM

14'4 x 10'7 (4.37m x 3.23m)

Offering a variety of uses and currently used as a storage room with eaves storage, gas central heating boiler, electric light, power points, fitted carpet.

### BEDROOM 2

10'9 x 8'7 (3.28m x 2.62m)

Currently used as a guest bedroom/dressing room with uPVC double glazed window to the rear aspect, fitted carpet, inset spotlighting to ceiling, convector radiator.

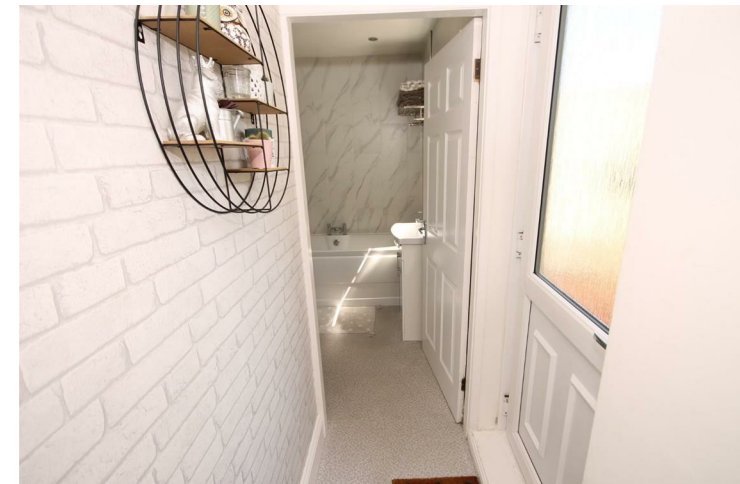
### BEDROOM 3

7'8 x 6'8 (2.34m x 2.03m)

uPVC double glazed window overlooking the rear garden, fitted carpet, radiator with cover included.

### OUTSIDE

The property features a low maintenance yard to the rear with gated access.

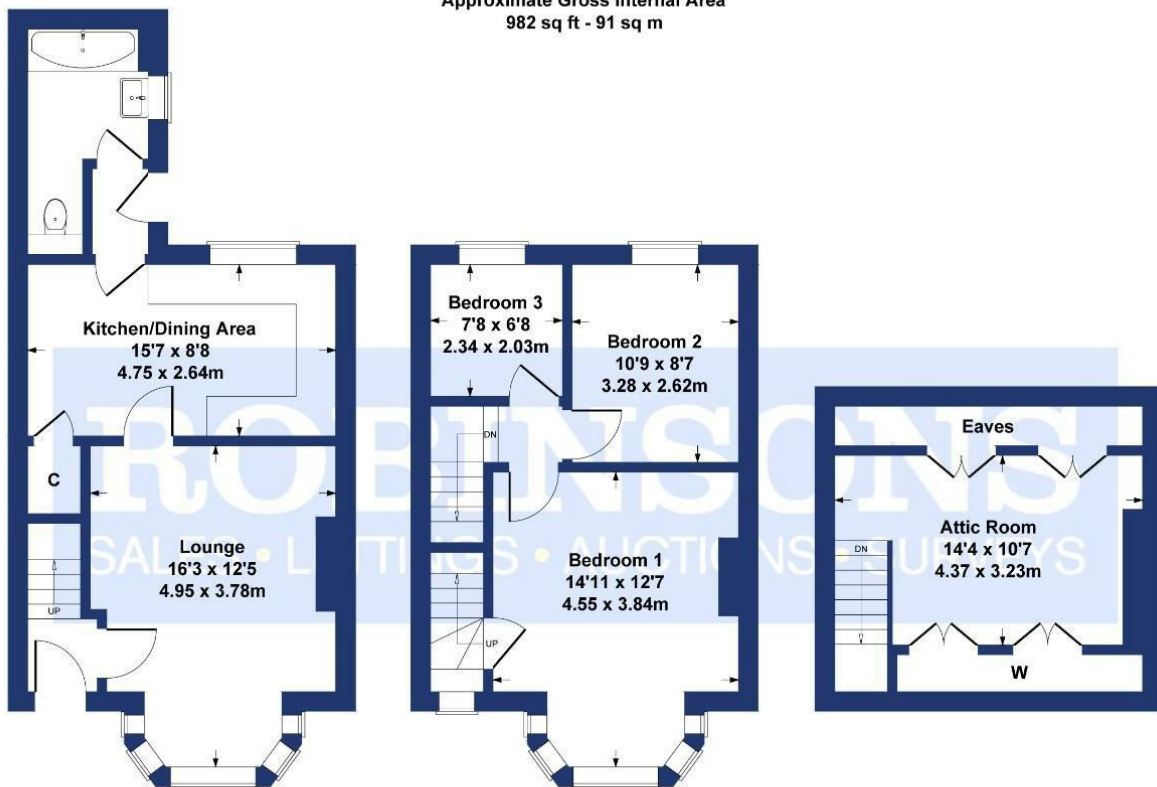








**Carlisle Street**  
Approximate Gross Internal Area  
982 sq ft - 91 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**ATTIC**

**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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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