



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A rarely available two bedroom semi-detached bungalow occupying a pleasant position on Castleton Road in a popular part of Seaton Carew, close to the seafront. The bungalow benefits from a west facing rear garden, off street parking and offers space for a garage. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: spacious lounge, kitchen with side access, inner hall, two good size bedrooms and the shower room. Externally are gardens to the front and rear, with a block paved driveway allowing useful off street parking which continues alongside the property. The enclosed rear garden includes a timber storage shed and should prove to be a suntrap in the summer months. Local amenities and transport links are well situated on Elizabeth Way. An internal viewing comes recommended to appreciate the undoubted further potential on offer.

Castleton Road, Hartlepool, TS25 1DZ

2 Bed - Bungalow - Semi Detached

£145,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Castleton Road, Hartlepool, TS25 1DZ



ENTRANCE

uPVC double glazed side entrance door in to the kitchen.

LOUNGE

15'11 x 12'2 (4.85m x 3.71m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, coving to ceiling, double radiator.

KITCHEN/BREAKFAST ROOM

14'6 x 6'2 (4.42m x 1.88m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, tiling to splashback, recess for free standing fridge/freezer, recess with plumbing for washing machine, Vaillant Eco Tec Pro gas central heating boiler, two uPVC double glazed windows, uPVC double glazed side door, single radiator.

INNER HALL

Access to both bedrooms and shower room, hatch to loft space.

BEDROOM ONE

15'1 x 9'2 (4.60m x 2.79m)

A good size master bedroom which benefits from modern fitted wardrobes with bed recess and overhead storage space, matching drawers, built-in storage cupboard, uPVC double glazed French doors to the rear garden, double radiator.

BEDROOM TWO

10'2 x 9'1 (3.10m x 2.77m)

Built-in wardrobes, uPVC double glazed window to the rear aspect, double radiator.

SHOWER ROOM/WC

5'11 x 5'11 (1.80m x 1.80m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame and glass panelled sliding door, pedestal wash hand basin with chrome dual taps, low level WC, panelling to walls, uPVC double glazed window to the side aspect, double radiator.

EXTERNALLY

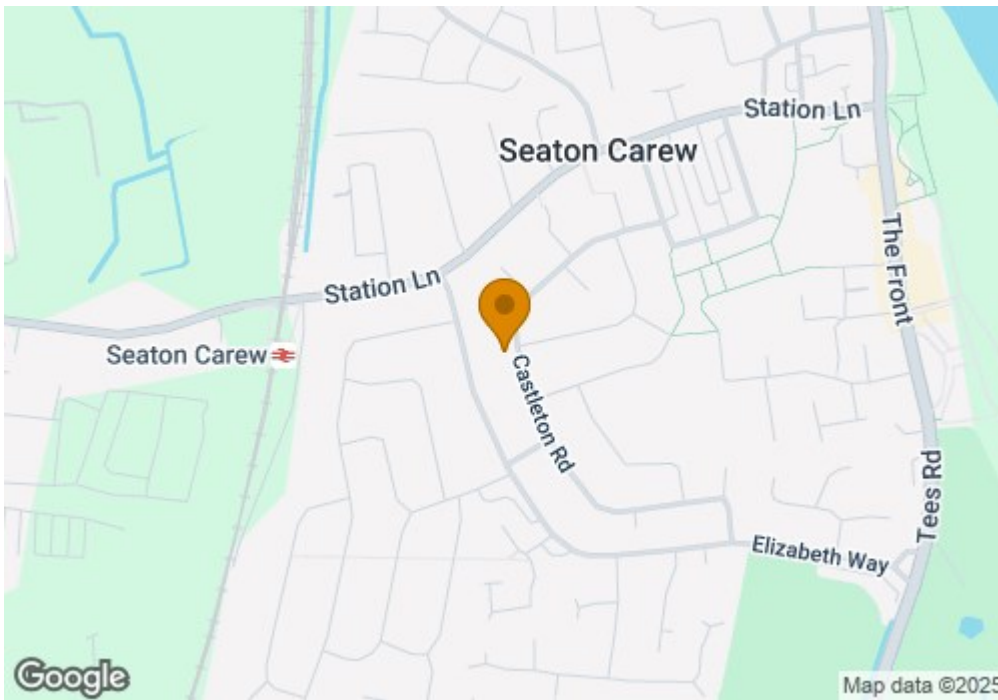
The property features a part lawned front garden enclosed by a brick boundary wall, with a block paved driveway providing useful off street parking which continues alongside the property. The enclosed rear garden enjoys a westerly aspect meaning it should prove to be a suntrap in the summer months, with lawn, paved patio area, large timber storage shed/summerhouse and gated access to the side.

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.



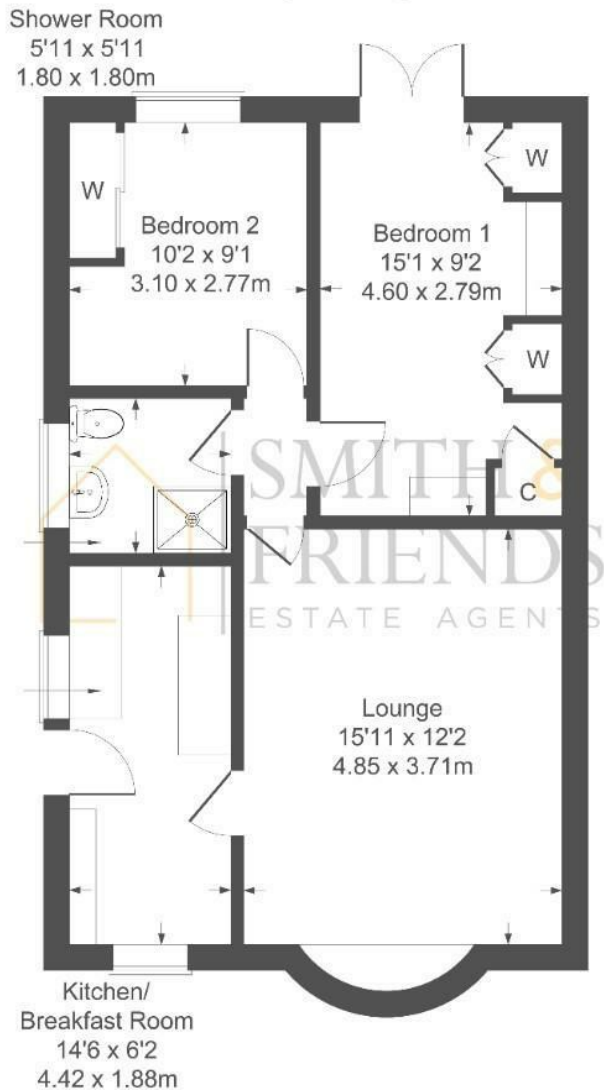
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Castleton Road

Approximate Gross Internal Area
602 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2025
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

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