



**Bilsdale Road, Seaton Carew, TS25 2AQ**  
**3 Bed - House - Semi-Detached**  
**£185,000**

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



# Bilsdale Road, Seaton Carew, TS25 2AQ

\*\*\*REDUCED\*\*\*Situated in the superb popular area of Seaton Carew this EXTENDED family home has come to market offering space throughout. Ideal for a growing family wanting to make the property into their forever home. Comprising of: an entrance hallway, downstairs cloakroom, a spacious open plan lounge/diner, an extended kitchen with an extra reception room on the ground floor. The upper level offers three bedrooms and bathroom with a white suite and separate shower cubicle. Externally the rear garden is of a generous size, with ample seating/entertaining decking area and laid to lawn. Location: walking distance to Elizabeth Way shops the property is close to schools, bus routes and Seaton Carew Beach. Please call Smith & Friends Estate Agents to arrange a viewing.

## GROUND FLOOR

### ENTRANCE HALLWAY

7'4 x 2'8 (2.24m x 0.81m)

Carpet flooring, front double glazed window, coved ceiling, radiator.

### CLOAKROOM/WC

7'1 x 2'11 (2.16m x 0.89m)

Carpet flooring, wash hand basin, WC, coved ceiling, side double glazed window.

### LOUNGE/DINER

24'9 x 10'2 (7.54m x 3.10m)

Front bay double glazed window, radiator, carpet flooring, double glazed rear doors, coved ceiling.

### KITCHEN

14'8 x 8' (4.47m x 2.44m)

Rear double glazed window, rear double glazed door, open plan with reception room, base units, storage cupboard, radiator.

### RECEPTION ROOM

26'6 x 7' (8.08m x 2.13m)

Front double glazed window, carpet flooring, radiator, spotlights.

### FIRST FLOOR LANDING

Carpet flooring, storage cupboard, loft access, side double glazed window.

### BATHROOM/WC

8'4 x 6'10 (2.54m x 2.08m)

Rear double glazed window, wash hand basin, WC, bath and shower cubicle.

### BEDROOM

13'4 x 11'6 (4.06m x 3.51m)

Double glazed front window, carpet flooring, radiator.

### BEDROOM

10' x 11'6 (3.05m x 3.51m)

Rear double glazed window, carpet flooring, radiator, built-in storage/robes.

### BEDROOM

8'11 x 6'11 (2.72m x 2.11m)

Front double glazed window, carpet flooring, radiator.

### EXTERNAL

Ample parking to the front of the property. Rear enclosed garden, laid to lawn, patio/seating area and decking area.

### 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.





Approximate total area<sup>(1)</sup>

1125 ft<sup>2</sup>  
104.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		72
(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	

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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