



Castleton Road, Seaton Carew, TS25 1EF
3 Bed - House - Semi-Detached
£189,950

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



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Castleton Road Seaton Carew, Hartlepool, TS25 1EF

An impressive THREE BEDROOM semi-detached property located in a popular part of Seaton Carew. The home occupies an enviable corner position with gardens to three sides, driveway and garage, whilst offering extended accommodation, ideal for a variety of buyers. The home is warmed by electric heating, features uPVC double glazing and includes twenty solar panels, providing a competitive annual return. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to the family lounge with fire surround and archway through to the dining room which in turn links to the extended kitchen, conservatory and ground floor shower room. To the first floor are three bedrooms and the main family bathroom which incorporates a three piece white suite and chrome fittings. Externally, the property occupies a generous corner plot with a beautiful front and side garden. A block paved driveway provides useful off street parking in front of the attached garage with remote controlled roller door. An enclosed courtyard style rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months. Castleton Road is located in a popular part of Seaton Carew, close to amenities and a short walk from the seafront. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

5'9 x 6'6 (1.75m x 1.98m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, staircase to the first floor with fitted carpet, wall mounted electric heater, access to:

FAMILY LOUNGE

13'3 x 13' (4.04m x 3.96m)

A comfortable lounge with a large uPVC double glazed window overlooking the front garden, feature fire surround with inset electric fire, fitted carpet, coving to ceiling, under stairs storage cupboard, wall mounted electric heater, archway to:

DINING ROOM

8'10 x 10'8 (2.69m x 3.25m)

Linking to the kitchen, whilst incorporating uPVC double glazed 'barn' style door to the rear, matching uPVC double glazed window, fitted carpet, coving to ceiling, wall mounted electric heater.

EXTENDED KITCHEN

6'11 x 20'2 (2.11m x 6.15m)

Fitted with a range of 'walnut' style units to base and wall level with contrasting granite worktops and matching splashback with an inset sink and mixer tap, recess for cooking range with extractor hood over, black 'brick' style tiling to splashback, integrated microwave, recess for dishwasher, integrated fridge, uPVC double glazed window, wall mounted electric heater, inset spotlighting to the ceiling, archway into the sun room, access to the ground floor shower room.

CONSERVATORY/SUN ROOM

6'6 x 6'7 (1.98m x 2.01m)

uPVC double glazed windows, glass roof, wall mounted electric heater.

GROUND FLOOR SHOWER ROOM/WC

8'4 x 3'3 (2.54m x 0.99m)

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled sliding door and overhead shower with separate attachment, pedestal wash hand basin with mixer tap, close coupled WC, tiling to walls, panelling and inset spotlighting to the ceiling, extractor fan, uPVC double glazed window, under floor heating.

LOBBY

Composite door to the garden, wall mounted electric storage heater, integral door to the garage.

FIRST FLOOR; LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space which is part boarded for storage purposes, with pull down access ladder and lighting.

BEDROOM ONE

9'9 x 13'2 (2.97m x 4.01m)

uPVC double glazed window, fitted carpet, wall mounted electric radiator.

BEDROOM TWO

9'10 x 10'9 (3.00m x 3.28m)

Built-in storage cupboard, uPVC double glazed window to the rear aspect, wall mounted electric radiator.

BEDROOM THREE

6'5 x 6'10 (1.96m x 2.08m)

uPVC double glazed window, fitted carpet, wall mounted electric radiator.

FAMILY BATHROOM/WC

6'4 x 5'4 (1.93m x 1.63m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, electric shower over, protective glass shower screen, wall mounted wash hand basin with central mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, inset spotlighting to the ceiling, under floor heating.

EXTERNALLY

The property occupies a prominent corner position with gardens to three sides, the front and side gardens are predominantly lawned with established borders and paved walkway. A block paved driveway to the rear provides useful off street parking in front of the garage. The enclosed rear courtyard style garden enjoys a southerly aspect and should prove to be a suntrap in the summer months, whilst being low maintenance.

ATTACHED GARAGE

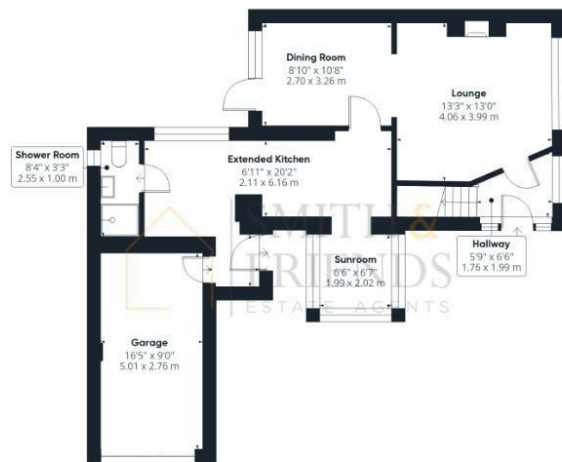
16'5 x 9' (5.00m x 2.74m)

Accessed via a remote controlled roller door, integral door from the property, plumbing for washing machine, lighting and sockets.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1075 ft²
 99.8 m²

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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