

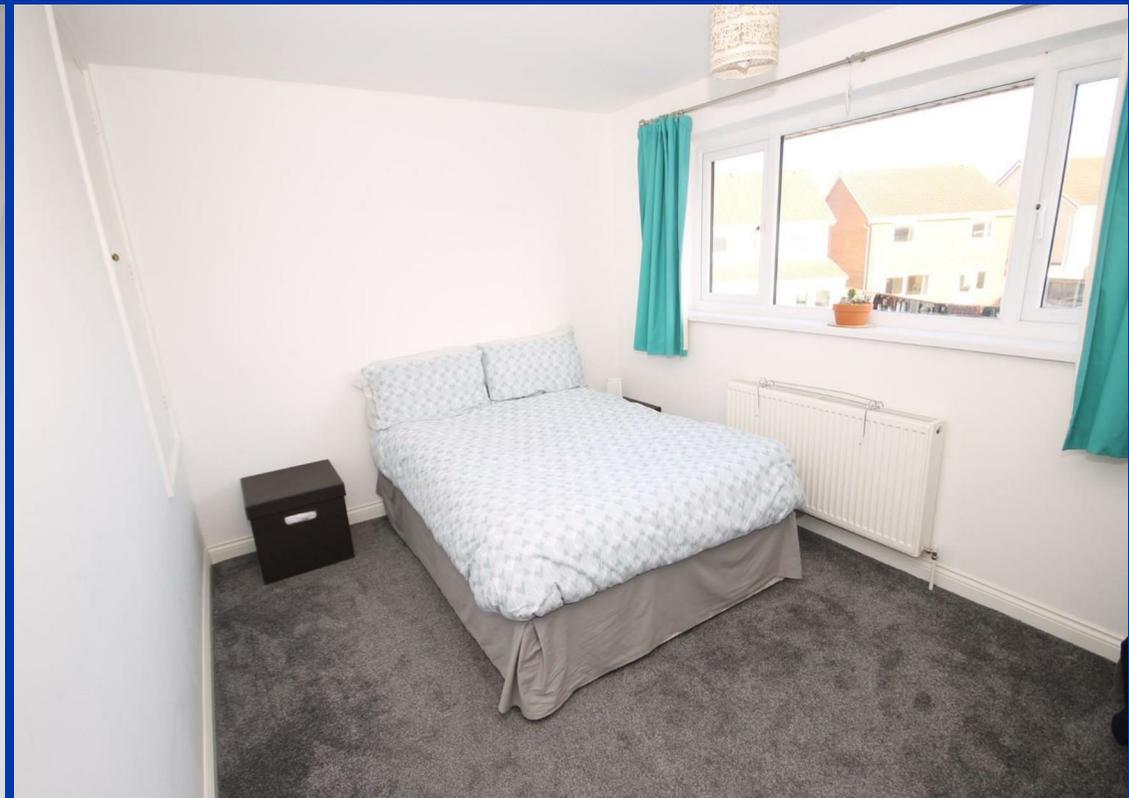


**Wainwright Close, Seaton Carew, TS25 1XB**  
**2 Bed - House - Semi-Detached**  
**£110,000**

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**\*\*\* VIEWING RECOMMENDED \*\*\* IDEAL FIRST TIME PURCHASE \*\*\*** An impressive two bedroom semi-detached property located in a popular part of Seaton Carew close to the seafront. The home offers improved accommodation, ideal for a first time buyer, with benefits including gas central heating, uPVC double glazing, off street parking, garage and upgraded bathroom. The internal layout comprises: entrance porch through to a spacious lounge which incorporates stairs to the first floor and access to the full width kitchen/diner, the kitchen is fitted with units to base and wall level and includes a built-in oven and hob. To the first floor are two double bedrooms either side of the modern upgraded bathroom. Externally is a low maintenance front garden with a long driveway providing useful off street parking, whilst leading to the garage. The rear garden features lawn and patio area. Seaton Carew's seafront is within a two minute stroll, with further amenities and transport links in close proximity.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Accessed via double glazed composite entrance door with uPVC double glazed side screen, uPVC double glazed window to the front aspect, modern laminate flooring, door to lounge.

### **LOUNGE**

17'6 x 12'11 (5.33m x 3.94m)

A generous lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, stairs to the first floor with fitted carpet, television point, two convector radiators, access to the kitchen.

### **KITCHEN/DINER**

12'11 x 9' (3.94m x 2.74m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces in a 'U' shaped layout 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 tiled splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, wine rack to base level, tiled flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, coving to ceiling, radiator.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, hatch to loft space which is accessed via a pull down ladder and part boarded for storage purposes with access to the gas central heating boiler.

### **BEDROOM ONE**

12'11 x 9'8 (3.94m x 2.95m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### **BEDROOM TWO**

12'11 x 9' (3.94m x 2.74m)

uPVC double glazed window overlooking the rear garden with a distant sea view, fitted carpet, useful over stairs storage cupboard, convector radiator.

### **BATHROOM/WC**

8'5 x 4'9 (2.57m x 1.45m)

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

## **OUTSIDE**

The property features a low maintenance, lawned front garden with a long paved driveway running alongside the property providing ample off street parking, whilst leading to the garage. The rear garden incorporates lawn and patio areas with fenced boundaries.

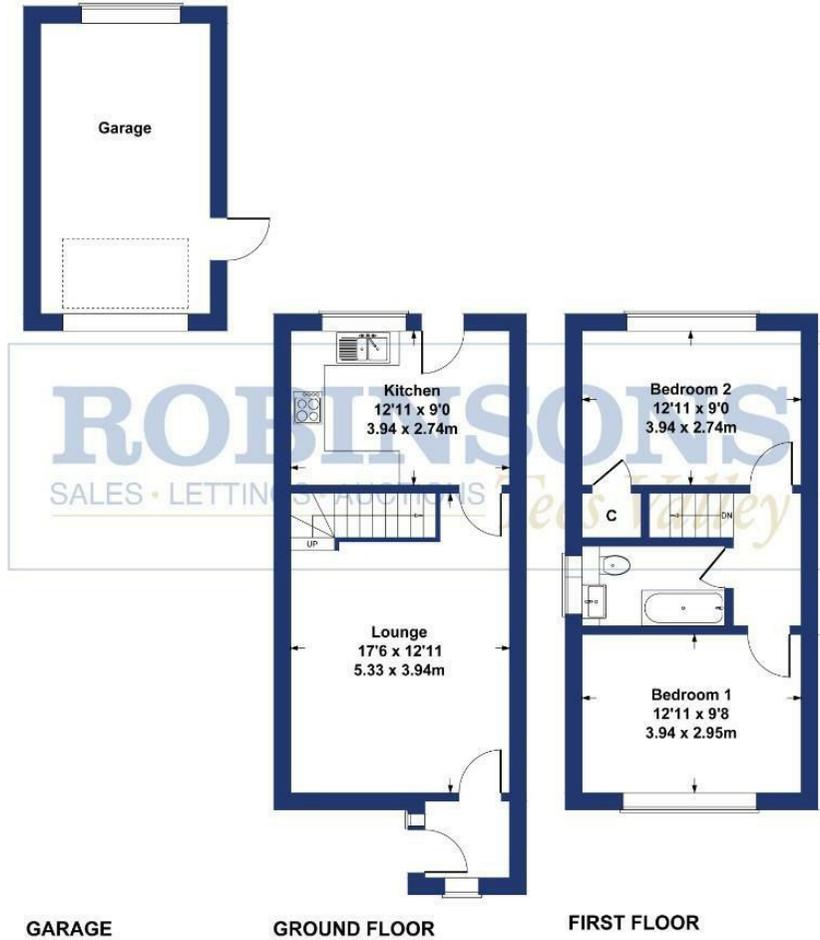
### **GARAGE**

Accessed via roller shutter door to the front, personal door from the rear garden, uPVC double glazed window to the rear aspect.



# Wainwright Close

Approximate Gross Internal Area  
722 sq ft - 67 sq m



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>73</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			
England & Wales		EU Directive 2002/91/EC	

**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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