



Bilsdale Road, Seaton Carew, TS25 2AQ
3 Bed - House - Semi-Detached
£230,000

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



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ESTATE AGENTS

Bilsdale Road

Seaton Carew Hartlepool TS25 2AQ

A stunning THREE BEDROOM semi-detached property located on Bilsdale Road in a popular part of Seaton Carew. The home offers thoughtfully extended and beautifully upgraded accommodation, ideal for family requirements with TWO RECEPTION ROOMS, stunning open plan kitchen/diner and versatile attic room. An internal viewing comes recommended to appreciate everything on offer, with further benefits including upgraded internal doors, quality herringbone oak flooring, log burner, luxurious refitted bathroom, useful utility room, uPVC double glazing and gas central heating with traditional column style radiators.

The full layout comprises: extended entrance hall with oak stairs and glass panelling, useful study/reception room, generous lounge with log burner, custom log store and bi-folding doors into the generous open plan kitchen/diner and through to the utility room. To the first floor are three bedrooms and a good size attic room which is currently used as a home cinema. The bathroom completes the internal accommodation and incorporates a luxurious four piece suite with roll-top style bath, separate shower, gold fittings and includes a built-in television.

Externally is a low maintenance block paved front which allows off street parking for three cars. A gate to the side leads through to a useful bin storage area and into the generous rear garden with large lawn and patio areas with space for a free standing hot tub (hot tub may be included under separate negotiation). Bilsdale Road is located within close proximity of amenities on Elizabeth Way and close to Seaton Carew's popular seafront. VIEWING RECOMMENDED.









GROUND FLOOR

EXTENDED ENTRANCE HALL

17'1 x 6'1 (5.21m x 1.85m)

A generous extended entrance hall which is accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window to the side aspect, attractive herringbone oak flooring, oak staircase to the first floor with glass panelling, traditional column style radiator, upgraded internal doors.

STUDY/RECEPTION ROOM

10'6 x 7' (3.20m x 2.13m)

Matching oak herringbone flooring, uPVC double glazed window to the front aspect, traditional column style radiator.

FAMILY LOUNGE

15'6 x 12'4 (4.72m x 3.76m)

A good size family lounge with a large uPVC double glazed bow window to the front aspect, recessed log burner with oak mantle and brick slip tiling, custom log storage, fitted carpet, traditional column style radiator, oak bi-folding doors through to the kitchen/dining room.

OPEN PLAN KITCHEN & DINING ROOM

10'5 extending to 13'11 x 26'6 (3.18m extending to 4.24m x 8.08m)

KITCHEN AREA

Fitted with a beautiful range of units to base and wall level with custom handles and attractive stained oak worktops with matching splashback incorporating an inset 'Belfast' style sink with mixer tap and spray attachment, built-in electric oven with separate five ring gas hob and extractor hood over, attractive tiling to splashback, three drawer unit below hob, integrated dishwasher, oak herringbone flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear, inset spotlighting to the ceiling, traditional column style radiator.

DINING AREA

uPVC double glazed French doors to the rear garden, attractive panelling to feature wall, matching traditional style column radiator.

UTILITY ROOM

8'3 x 6'9 (2.51m x 2.06m)

Matching units to base level and worktop with splashback, space for free standing appliances including recess for free standing 'American' style fridge/freezer, matching herringbone oak flooring, traditional column style radiator, built-in storage cupboard, inset spotlighting to the ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, oak staircase with glass panelling, closed off access to the attic room.

BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, traditional column style radiator.

BEDROOM TWO

10' x 11'5 (3.05m x 3.48m)

Built-in under stairs wardrobe area and storage, uPVC double glazed window overlooking the rear garden, fitted carpet, traditional column style radiator.

BEDROOM THREE

6'8 x 6'10 (2.03m x 2.08m)

Currently used as a home study, with uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, traditional column style radiator.

ATTIC ROOM

10' x 18' (3.05m x 5.49m)

Offering a variety of uses and currently used as a home cinema, with double glazed Velux window to the rear aspect, fitted carpet, eaves storage, lighting, sockets and power points.

FAMILY BATHROOM/WC

8'3 x 6'10 (2.51m x 2.08m)

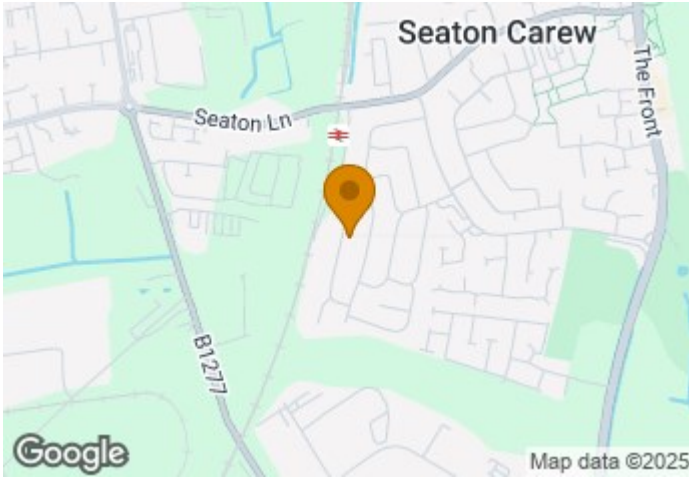
A luxurious recently refitted bathroom which incorporates a four piece suite and gold fittings comprising: free standing roll-top style bath with mixer tap and shower attachment over, separate corner shower with overhead shower and separate attachment, wash hand basin with mixer tap and vanity stand below, close coupled WC, stunning marble tiled walls and flooring, remote controlled inset television, two uPVC double glazed windows, heated towel radiator, inset spotlighting to the ceiling.

EXTERNALLY

The property features a block paved driveway to the front allowing off street parking for three cars. A gate to the side leads through to a useful bin storage area and in to the generous rear garden with patio areas, large lawn and part planted border with fruit trees and fenced boundaries.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
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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