



Liverton Gardens, TS25 2FH
3 Bed - House - Semi-Detached
£190,000

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



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Liverton Gardens, TS25 2FH

An impressive THREE BEDROOM town house occupying a favourable plot with low maintenance gardens, off street parking and garage. The property offers neutrally decorated accommodation ready for immediate occupancy, whilst including many upgraded features. An ideal purchase for a wide variety of buyers, with an internal viewing highly recommended. The accommodation is spread over three floors, features uPVC double glazing, gas central heating, upgraded kitchen, and modern fixtures and fittings throughout.

The full layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, generous open plan kitchen/diner with a range of integrated appliances included, spacious rear lounge with French doors to the garden. The first floor landing gives access to bedrooms two and three (both doubles), with a central family bathroom. To the end of the landing is a useful dressing room/study with stairs leading up to the master suite. The generous master bedroom is served by a large en-suite shower room incorporating a three-piece suite, chrome fittings and eaves storage.

Externally is a driveway to the front, double length driveway to the side which leads to the garage and good size rear garden. Liverton Gardens forms part of the new Antler Park development off Brenda Road which offers easy access to Seaton Carew's popular seafront, train station, local amenities and schools. 7 years left on the builders NHBC Warranty. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with, staircase to the first floor, single radiator, access to:

DOWNSTAIRS CLOAKROOM WC

Fitted with a modern two piece suite and chrome fittings comprising: pedestal wash hand basin with central chrome mixer tap and tiled splashback, low level WC, uPVC double glazed frosted window to the front aspect, single radiator.

DINING KITCHEN

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

Fitted with a modern range of "Shaker" style units to base and wall level with complementing work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, three drawer unit to base level, uPVC double glazed window to the front aspect, dining area, double radiator, door to the rear lounge.

LOUNGE

14'8 x 11'8 (4.47m x 3.56m)

A generous rear lounge with uPVC double glazed French doors to the garden, television point, under stairs storage cupboard, double radiator.

FIRST FLOOR

LANDING

6'3 x 12'5 (1.91m x 3.78m)

Built-in storage cupboard, single radiator, access to:

BEDROOM TWO

14'8 x 8'9 (4.47m x 2.67m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM THREE

9'3 x 8'1 (2.82m x 2.46m)

uPVC double glazed window to the front aspect, single radiator.

DRESSING ROOM / STUDY

6'3 x 5'9 (1.91m x 1.75m)

uPVC double glazed window to the front aspect and single radiator.

FAMILY BATHROOM

7'11 x 6'8 (2.41m x 2.03m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, and electric shower over, pedestal wash hand basin with mixer tap, close coupled WC, tiling to splashback, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

TOP FLOOR

BEDROOM ONE

18'10 x 14'9 (5.74m x 4.50m)

A generous master bedroom with uPVC double glazed 'dormer' style window to the front aspect, double radiator, access to:

EN SUITE

7'8 x 5'6 (2.34m x 1.68m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome frame and shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, being full height to shower level, extractor fan, double glazed 'Velux' style window to the rear aspect, eaves storage, heated towel radiator.

EXTERNALLY

The property features a low maintenance front with an extended driveway providing useful off street parking, further parking to the side which leads to the attached garage. The generous rear garden incorporates patio area, large lawn and fenced boundaries, with gated access.

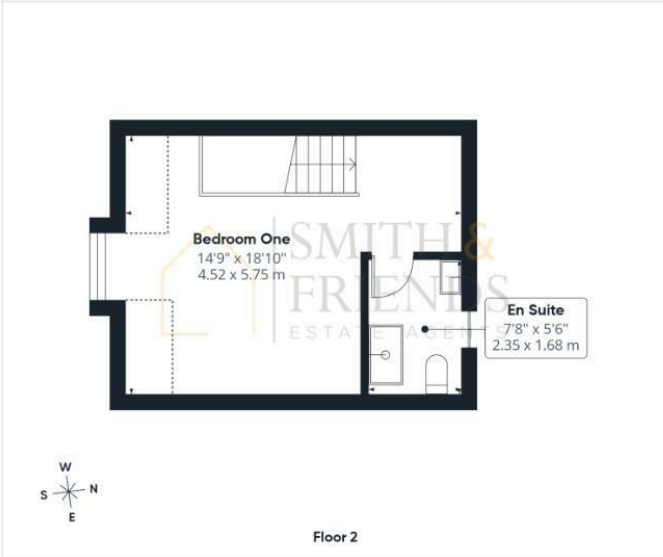
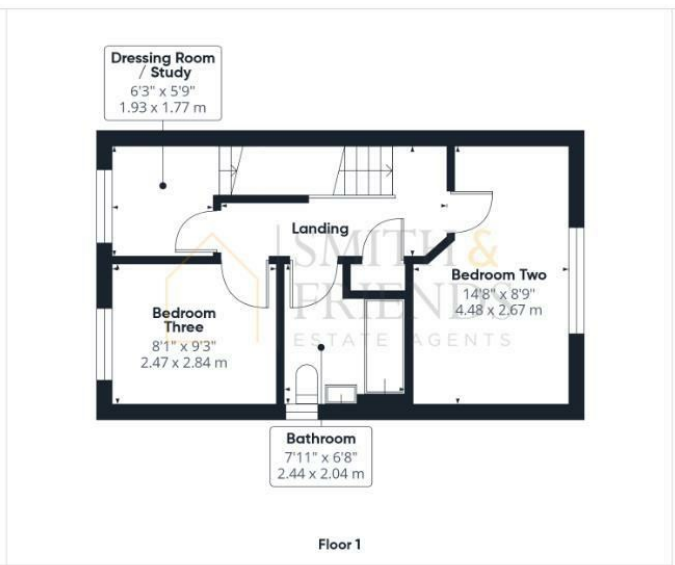
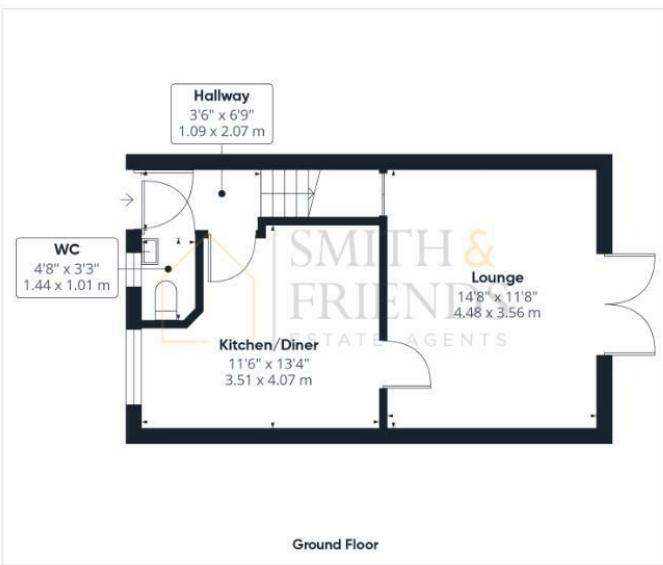
GARAGE

20'5 x 10'0 (6.22m x 3.05m)

Accessed via up and over door to the front,

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[®]
962 ft²
89.5 m²

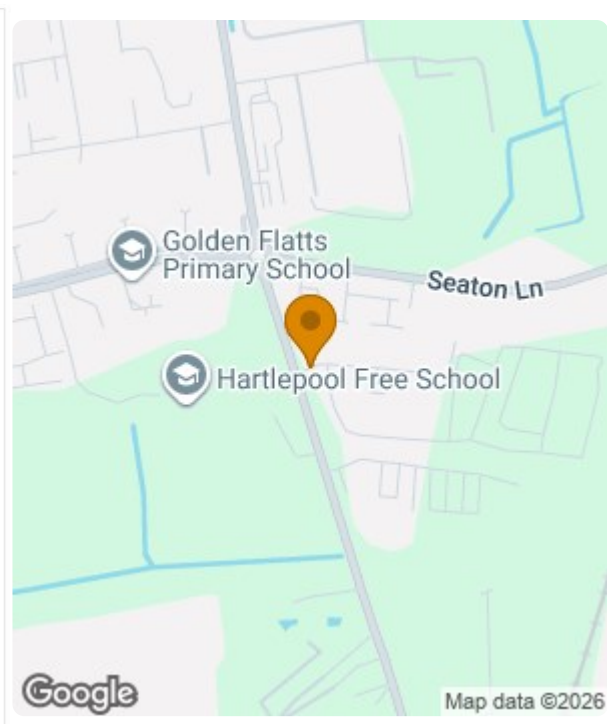
Reduced headroom
25 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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		95
(81-91) B	84	
(69-80) C		
(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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