



Vickers Lane, Seaton Carew, TS25 2DN
3 Bed - House - Mid Terrace
£130,000

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

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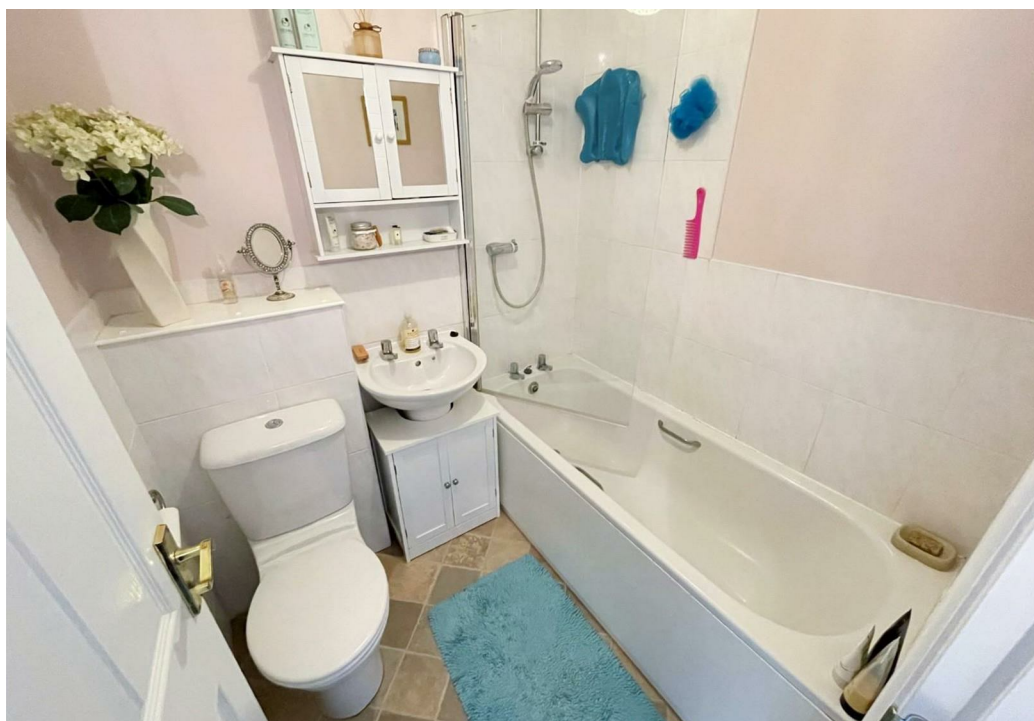
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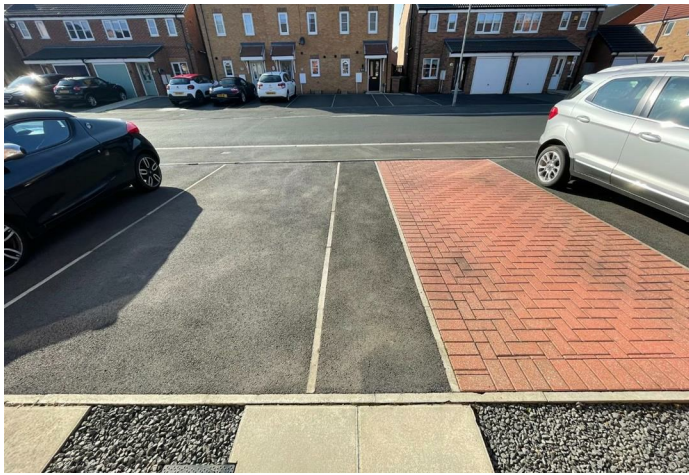
**** NO CHAIN INVOLVED **** A modern three bedroom mid terraced property offering accommodation spread over three floors, with low maintenance accommodation, ideal for a variety of buyers. The home has a modern kitchen and bathroom, whilst further featuring gas central heating, uPVC double glazing, off street parking and landscaped rear garden. Built by Persimmon Homes to their popular 'Mosely' design, forming part of 'The Sands' development on the outskirts of Seaton Carew and within walking distance of the seafront. This property would make an ideal first time purchase, with accommodation that briefly comprises: entrance hall, contemporary open plan lounge/kitchen/breakfast area, the kitchen being fitted with modern units and includes a built-in oven, hob and extractor and a cloakroom/WC completes the ground floor accommodation. To the first floor are two bedrooms and an impressive family bathroom/WC which is fitted with a white suite. To the top floor is a good sized master bedroom. Externally, to the front of the property is off street car parking. The enclosed rear garden has been attractively landscaped with a useful storage shed included. Fitted carpets and blinds are also included in the asking price.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door with spyhole, fitted carpet, stairs to the first floor, double radiator, access to:

OPEN PLAN LOUNGE/KITCHEN

22'1 x 12'2 narrowing to 8'11 in kitchen (6.73m x 3.71m narrowing to 2.72m in kitchen)

LOUNGE AREA: uPVC double glazed French doors opening to the rear garden, fitted carpet, wall mounted television point, two double radiators, access to ground floor cloakroom/WC. KITCHEN AREA: Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces 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 and extractor hood over, recess with plumbing for washing machine, recess for free standing fridge/freezer, breakfast bar area, wall mounted gas central heating boiler, uPVC double glazed window to the front aspect, 'laminated' effect flooring, under stairs recess for storage.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: corner wash hand basin with chrome dual taps and tiled splashback, low level WC, 'tile' effect vinyl flooring, fitted extractor fan, single radiator.

FIRST FLOOR

LANDING

Stairs to the second floor, fitted carpet, access to:

BEDROOM 2

10'2 excl wardrobes x 7'9 (3.10m excl wardrobes x 2.36m)

A good sized guest bedroom with uPVC double glazed window overlooking the rear garden, quality bespoke fitted wardrobes, fitted carpet, single radiator.

BEDROOM 3

7'10 x 5'6 excl entrance (2.39m x 1.68m excl entrance)

Currently used as a home office with uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

BATHROOM/WC

6' x 5'6 (1.83m x 1.68m)

Fitted with a modern three piece white suite comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, fitted extractor fan, single radiator.

SECOND FLOOR: LANDING

Built-in storage cupboard, fitted carpet, access to:

BEDROOM 1

15'7 x 8'11 (4.75m x 2.72m)

A good sized master bedroom which enjoys a high degree of natural light with two double glazed 'Velux' style windows to the front aspect and additional double glazed 'Velux' style window to the rear aspect, fitted carpet, single radiator.

OUTSIDE

The property features a low maintenance front with a driveway providing useful off street parking. The enclosed rear garden has been attractively landscaped and should prove to be low maintenance with patio, artificial turf, part pebbled border, fenced boundaries, gated access to the rear and useful timber storage shed included.

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.

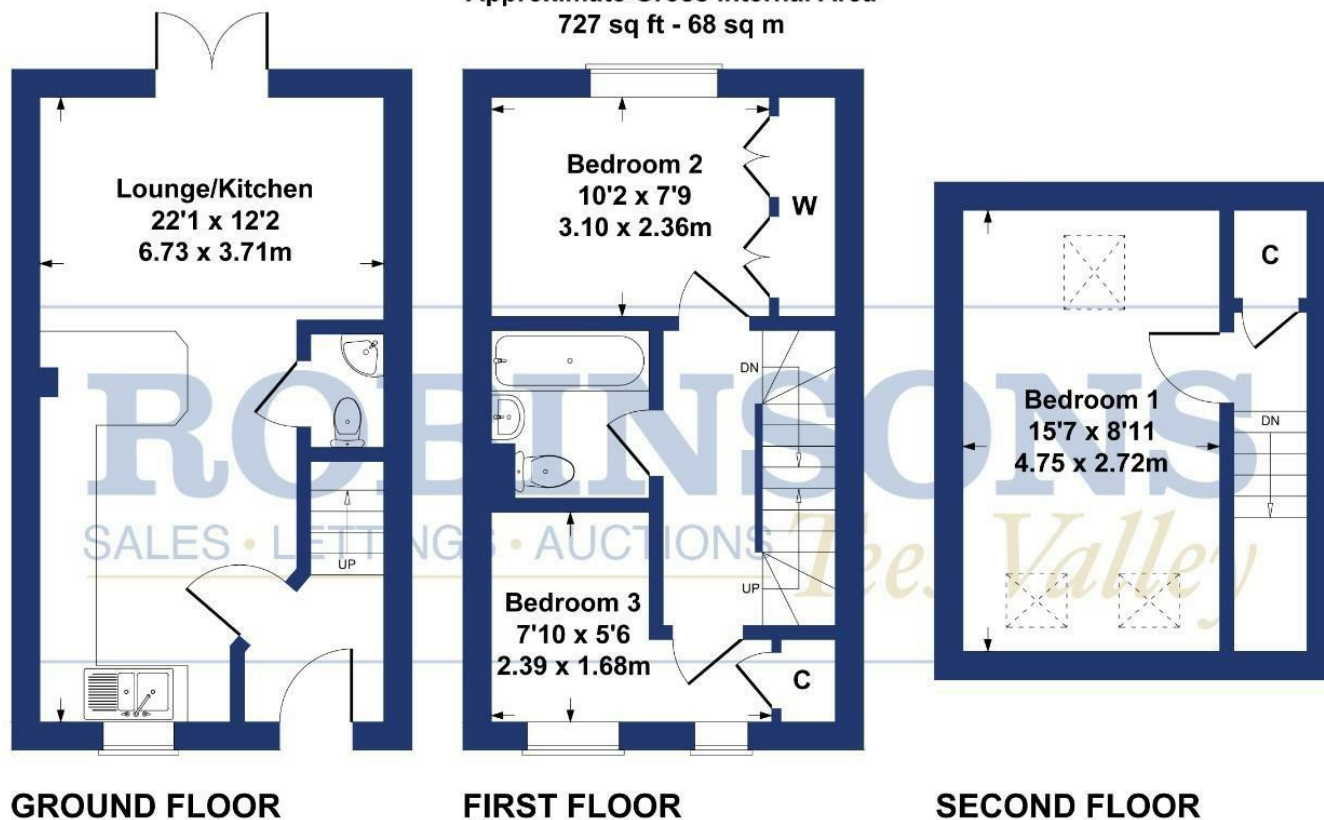
TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.



Vickers Lane

Approximate Gross Internal Area
727 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

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