



Avro Gardens, Seaton Carew, TS25 2FA
2 Bed - House - Semi-Detached
£120,000

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***** WAS £125,000*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A modern two bedroom semi-detached property located in a popular part of Seaton Carew. The home was built by Persimmon Homes to the popular 'Alnwick' design and would make an ideal purchase for a first time buyer or young family. The accommodation benefits from a modern kitchen and bathroom, whilst further benefits include gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to a useful ground floor WC. The pleasant lounge leads through to a full width kitchen/dining room, the kitchen area featuring units to base and wall level with built-in oven, hob and extractor, the dining area incorporating French doors to the rear garden. To the first floor are two double bedrooms which are served by the modern bathroom featuring a three piece white suite and chrome fittings. Externally is a low maintenance front with a double width driveway providing useful off street parking. The enclosed rear garden has lawn, paved and pebbled areas. Seaton Carew's popular seafront is within walking distance. **VIEWING RECOMMENDED.**



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door with spyhole, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, single radiator, access to:

GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, tiling to splashback, modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.

LOUNGE

15'1 x 9'5 (4.60m x 2.87m)

A pleasant lounge with modern laminate flooring, uPVC double glazed window to the front aspect, useful under stairs storage cupboard, television point, single radiator.

KITCHEN/DINING ROOM

12'7 x 8'2 (3.84m x 2.49m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing roll-top 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, both finished in brushed stainless steel with matching splashback and extractor hood over, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, fitted breakfast bar area, 'laminate' effect flooring, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM 1

12'9 x 8'6 (3.89m x 2.59m)

Two uPVC double glazed windows to the front aspect, useful over stairs storage cupboard, fitted carpet, single radiator.

BEDROOM 2

12'9 x 8'2 (3.89m x 2.49m)

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

BATHROOM/WC

6'4 x 5'7 (1.93m x 1.70m)

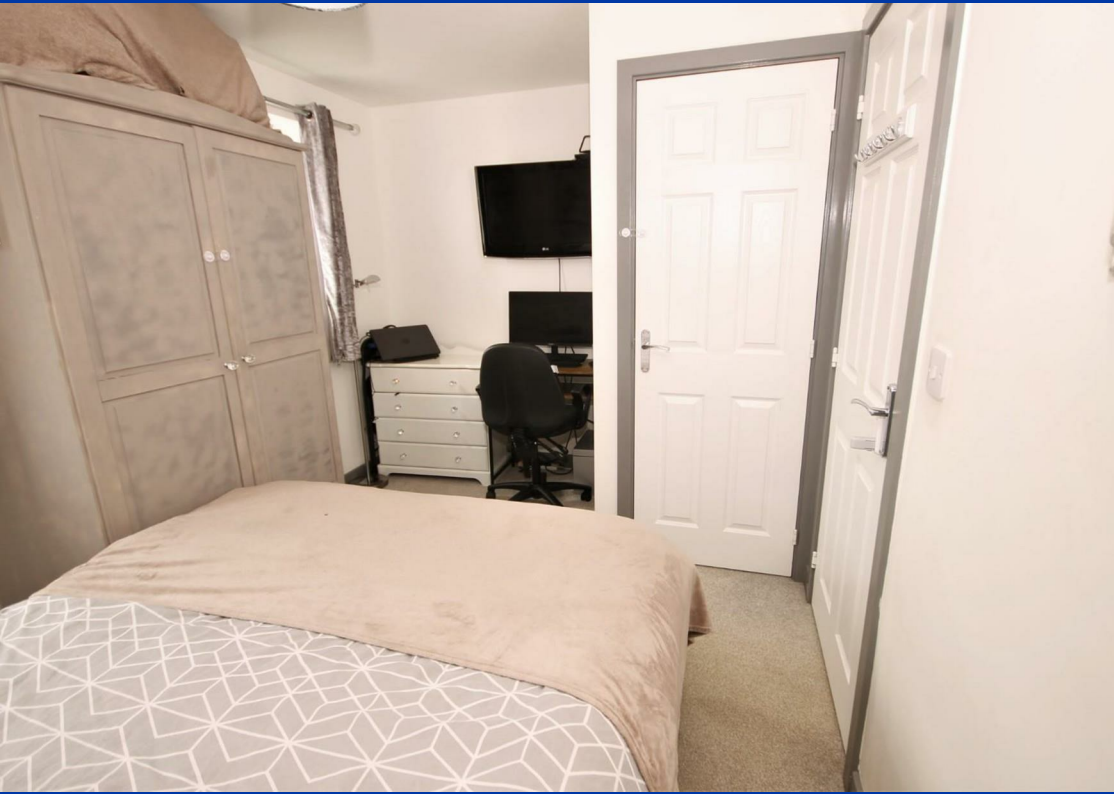
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminate' effect flooring, uPVC double glazed window to the side aspect, single radiator.

OUTSIDE

The property features a low maintenance front with a double driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden with patio, lawn and pebbled areas.

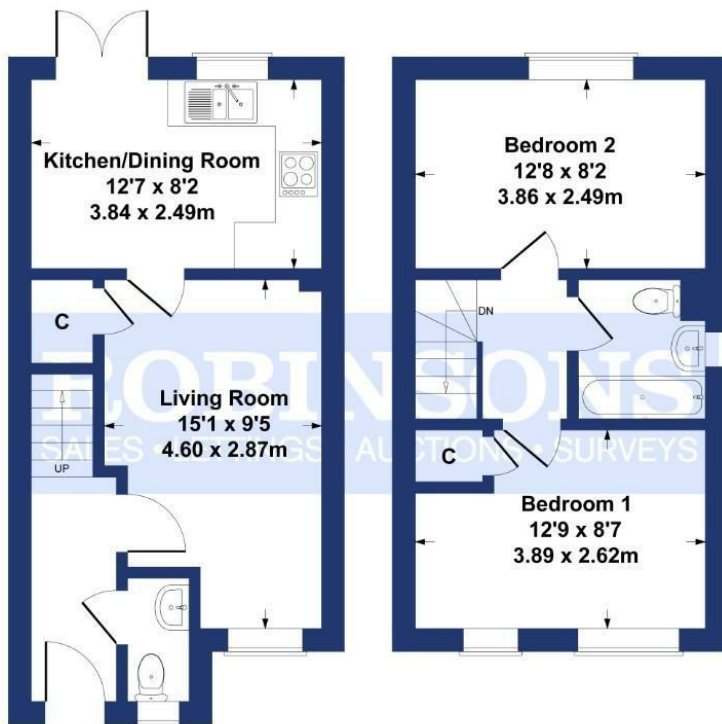






Avro Gardens

Approximate Gross Internal Area
619 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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		