



**Roxby Close, TS25 2AL**  
**3 Bed - House - Semi-Detached**  
**Offers In Excess Of £185,000**

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



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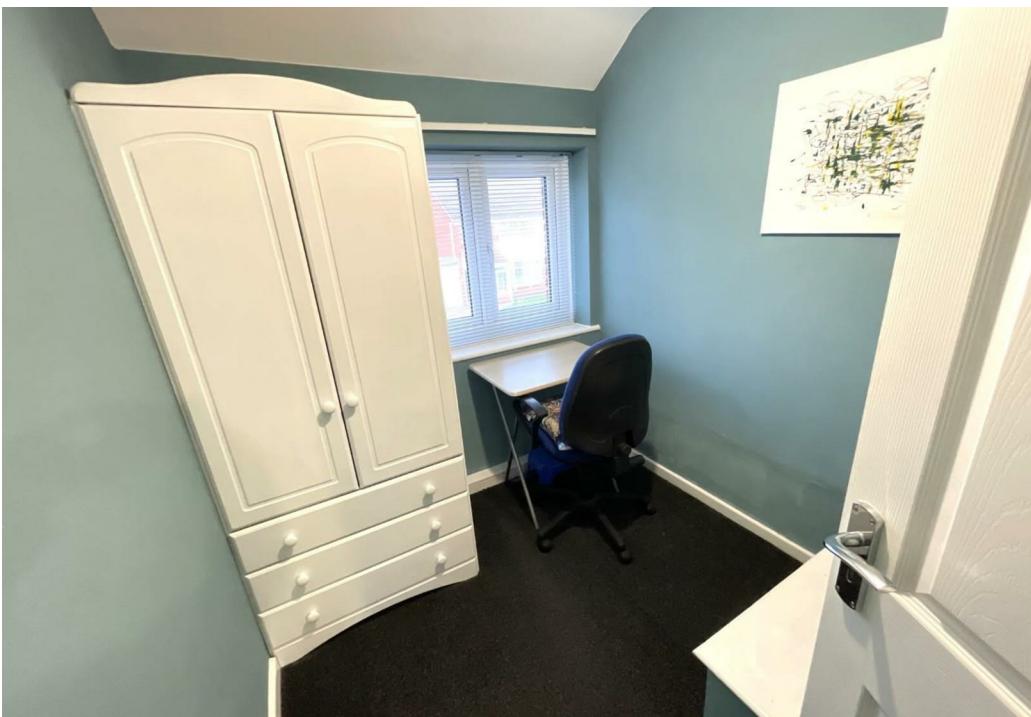
# Roxby Close Hartlepool TS25 2AL

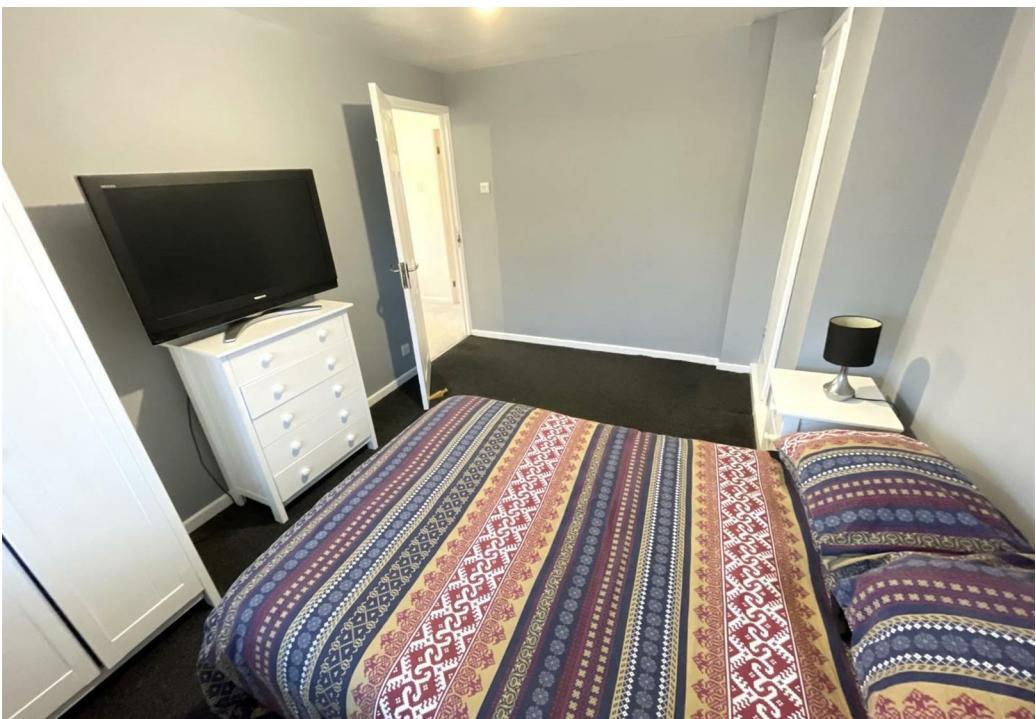
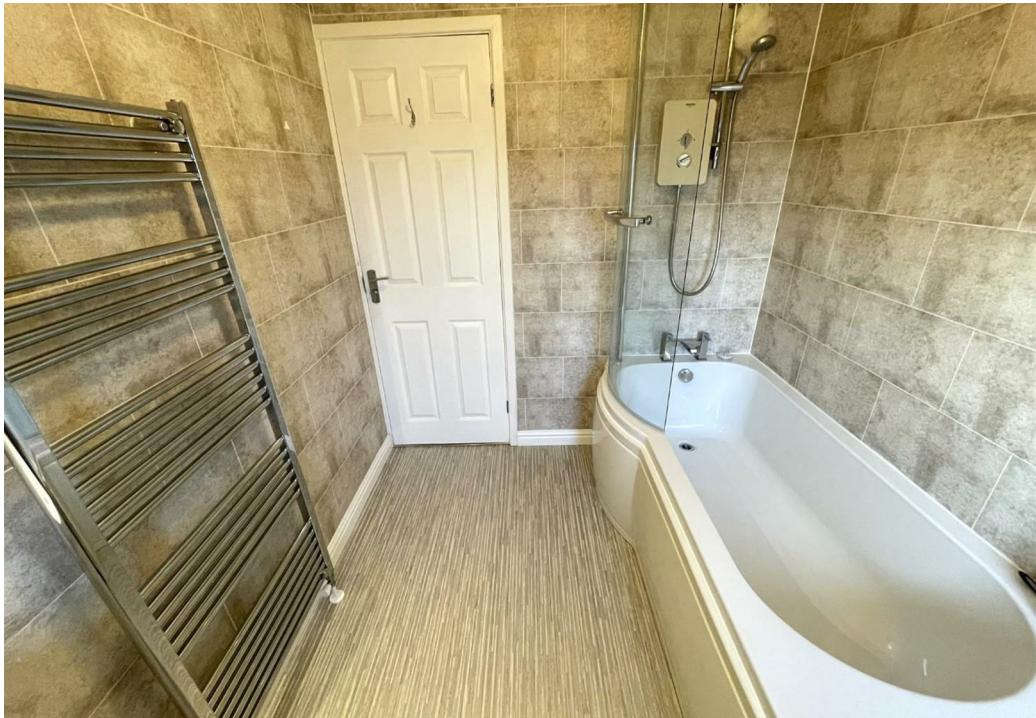
\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A modern, well-presented and recently upgraded THREE BEDROOM semi-detached property on Roxby Close in a popular part of Seaton Carew with SOUTH FACING REAR GARDEN. The home would make an ideal first time purchase with a bespoke open plan layout to the ground floor ideal for entertaining with a beautiful kitchen area and modern bathroom. Other pleasing features include a concrete imprint drive to the front, gas central heating, renewed uPVC double glazing and composite entrance door. The full layout comprises: entrance hall with stairs to the first floor and door through to the open plan lounge/dining/kitchen area, the lounge area offering a pleasant seating space whilst the kitchen area is fitted with a beautiful range of units with granite worktops and integrated appliances. Twin sets of French doors open to the rear garden with a porch/storage room to the side of the property, completing the ground floor. To the first floor are three bedrooms and a good size family bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens, the front featuring a concrete imprint drive, allowing useful off street parking whilst leading to the garage. A gate to the side of the property leading through to enclosed south facing rear with lawn and patio areas.

Roxby Close is located off Lingdale Drive in a popular part of Seaton Carew with easy access to amenities on Elizabeth Way. Seaton Carew seafront, further amenities and transport links are easily accessible.









## GROUND FLOOR

### ENTRANCE HALL

6'0 x 4'7 (1.83m x 1.40m)

Accessed via double composite entrance door with uPVC double glazed side screens, stairs to the first floor, fitted carpet.

### OPEN PLAN LOUNGE/DINING/KITCHEN

23'8 x 16'6 narrowing to 13'2 (7.21m x 5.03m narrowing to 4.01m)

A beautiful open plan living space incorporating seating, dining and kitchen areas.

### LOUNGE AREA

uPVC double glazed window to the front aspect, fitted carpet, coving and inset spot lights to ceiling, wall mounted television point, double radiator.

### KITCHEN/DINING AREA

Fitted with a beautiful range of units and complimenting granite worktops with matching splashback incorporating an inset one and half bowl stainless steel sink and mixer tap, built in electric double oven, integrated fridge/freezer, washing machine and dishwasher, shelved display area, downlighting, matching island with inset four ring touch hob and breakfast bar, fitted carpet, coving and inset spot lights to ceiling, twin sets of uPVC double glazed French doors to the rear garden, modern vertical radiator, under stairs storage cupboard, uPVC double glazed door giving access to:

### SIDE PORCH / STORAGE

7'00 x 4'1 (2.13m x 1.24m)

Offering a variety of use and currently used for storage with uPVC double glazed windows and door to the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and bathroom.

### BEDROOM ONE

12'4 x 9'7 (3.76m x 2.92m)

uPVC double glazed window to the front aspect, built in storage cupboard, fitted carpet, single radiator.

### BEDROOM TWO

11'6 x 9'7 (3.51m x 2.92m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### BEDROOM THREE

8'8 x 6'6 (2.64m x 1.98m)

uPVC double glazed window to the front aspect, fitted carpet.

### BATHROOM

8'1 x 6'6 (2.46m x 1.98m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and electric shower over, curved glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, tile effect panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property features low maintenance gardens to the front and rear, the front incorporating a concrete imprint driveway, allowing useful off street parking. A gate to the side of the property leads through to the SOUTH FACING enclosed rear garden with lawn and patio areas with fenced boundaries.

### GARAGE

17'7 x 7'8 (5.36m x 2.34m)

Accessed via up and over door to the front, light, power points and personal door from the rear garden.



# Roxby Close

Approximate Gross Internal Area  
1000 sq ft - 93 sq m

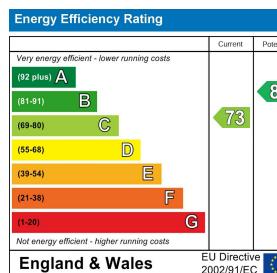


#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023

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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