



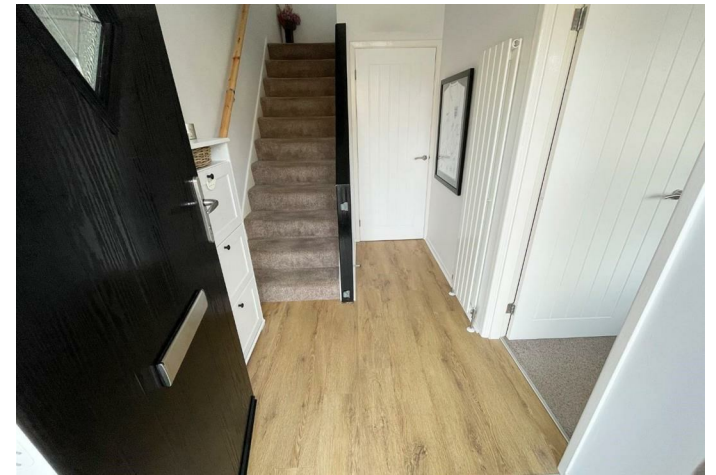
Roxby Close, Seaton Carew, TS25 2AL
3 Bed - House - Semi-Detached
Offers In Excess Of £190,000

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

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Roxby Close Seaton Carew, TS25 2AL

A beautifully presented three bedroom semi-detached property on Roxby Close in a popular part of Seaton Carew. The home offers upgraded and enhanced accommodation that features an impressive open plan kitchen/diner and modern refitted family bathroom. A credit to its current owners, with further benefits including gas central heating with upgraded system, uPVC double glazing and composite entrance door, resin driveway and landscaped south facing rear garden. An internal viewing comes highly recommended, with a layout and features which briefly comprise: entrance hall with stairs to the first floor and access to a good size lounge with fire recess and 'log burner' style electric fire included, open plan kitchen/dining room, the kitchen area incorporating a range of appliances, whilst leading through to the utility room and guest cloakroom/WC. To the first floor are three bedrooms, with bedrooms one and two benefitting from built-in wardrobes, they are served by the family bathroom which incorporates a three piece suite and modern black fittings. Externally is a low maintenance resin driveway to the front which leads to the garage, a gate to the side of the property leads through to the landscaped, south facing rear garden featuring patio and lawned areas.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screens, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, modern wall mounted vertical radiator, upgraded internal doors.

FAMILY LOUNGE

15'9 x 12'2 (4.80m x 3.71m)

A good sized family lounge with uPVC double glazed bow window to the front aspect, fire recess with 'log burner' style electric fire included, tiled base with mantel above, fitted carpet, coving to ceiling, television point, modern wall mounted vertical radiator, archway to:

OPEN PLAN KITCHEN/DINING ROOM

18'6 x 14'2 narrowing to 8'9 (5.64m x 4.32m narrowing to 2.67m)

DINING AREA

uPVC double glazed French doors with matching side screens opening to the rear garden, attractive laminate flooring, modern wall mounted vertical radiator, coving to ceiling.

KITCHEN AREA

Fitted with a quality range of cream 'shaker' style units to base and wall level with complementing oak worktops with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern chrome mixer tap, built-in electric oven with matching microwave above, separate four ring touch hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, plinth heater, three drawer unit to base level, additional white 'brick' style tiling to splashback, attractive laminate flooring, coving to ceiling, uPVC double glazed window to the rear aspect, under stairs storage cupboard.

UTILITY ROOM

7'9 x 4'8 (2.36m x 1.42m)

Fitted worktop with three drawer unit below, recess with plumbing for washing machine, cloaks recess, vinyl flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white 'brick' style tiling to splashback, low level WC, vinyl flooring.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)

A good sized master bedroom with built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, part panelled walls, convector radiator.

BEDROOM TWO

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

A spacious second bedroom with built-in double wardrobe, modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM THREE

9'4 x 6'8 (2.84m x 2.03m)

Currently used as a home office with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

8'4 x 6'9 (2.54m x 2.06m)

Fitted with a modern three piece white suite and black fittings comprising: panelled bath with central mixer tap and shower attachment, electric shower over, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiling to splashback, uPVC double glazed windows to the side and rear aspects, tiled flooring, heated towel radiator.

EXTERNALLY

The property features a low maintenance resin driveway to the front allowing off street parking for three cars, whilst leading to the garage. A gate to the side of the property leads through to the south facing, enclosed rear garden which should prove to be a suntrap in the summer months, incorporating an extensive patio area, lawn and fenced boundaries.

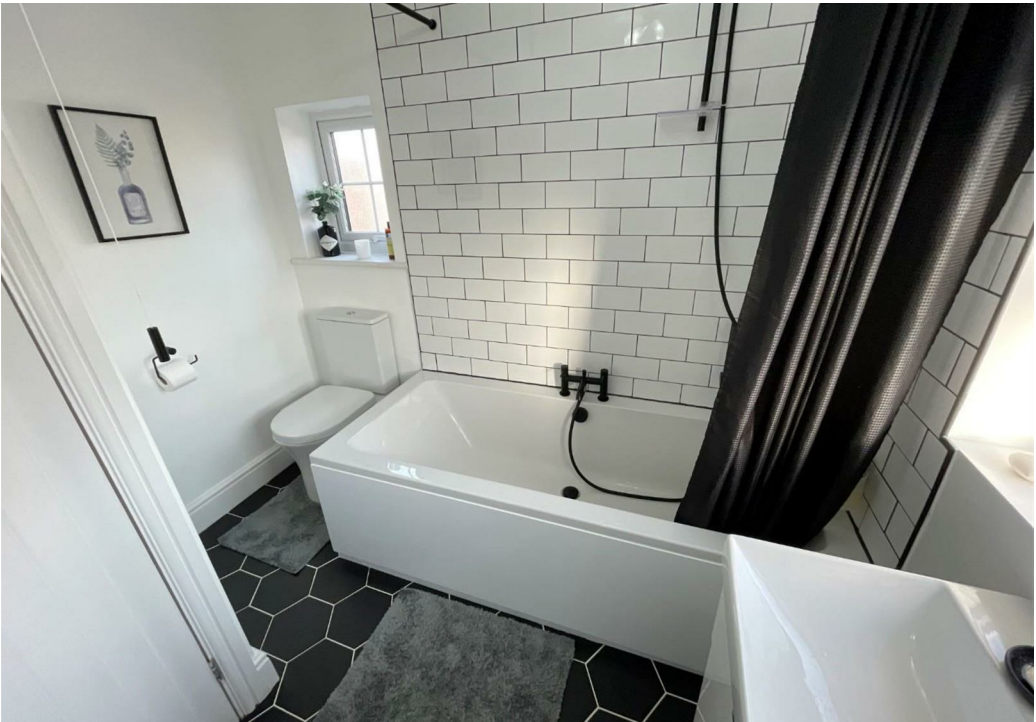
GARAGE

17' x 7'11 (5.18m x 2.41m)

Accessed via an up and over door to the front, light and power points.

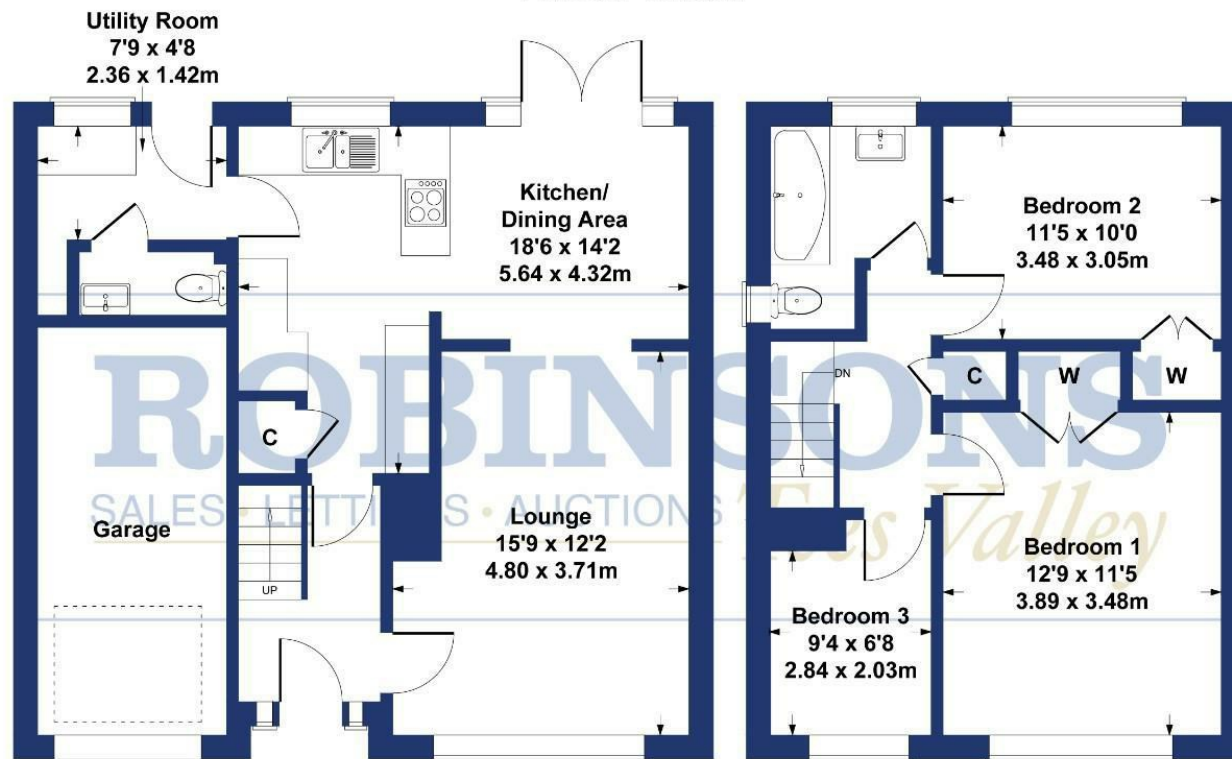
NB

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.



Roxby Close

Approximate Gross Internal Area
1122 sq ft - 104 sq m



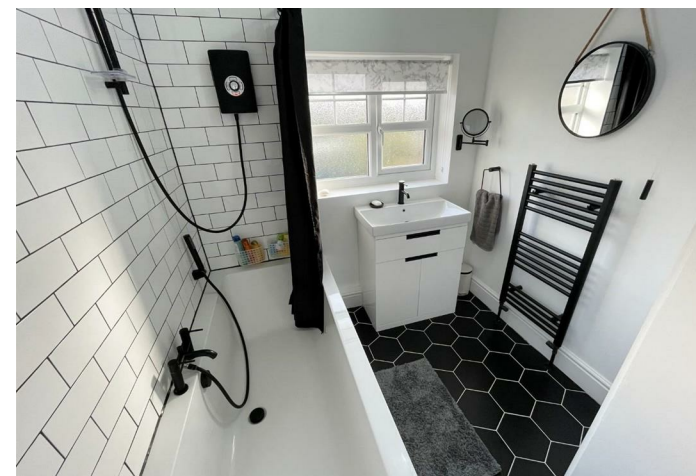
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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