



A remodelled and extended four bedroom semi detached property located in this popular area of Seaton Carew. Early viewing is recommended to fully appreciate the size and versatility of this lovely family home. Well presented throughout and boasting a lovely open plan kitchen/dining/family room. The accommodation briefly comprises of: entrance hall, lounge, open plan kitchen/dining/family room, utility and downstairs toilet. To the first floor are four bedrooms (master with en suite and dressing area) and the family bathroom. Externally are landscaped gardens to front and rear. The enclosed rear garden is laid to lawn with a sunny paved patio area. The concrete imprinted front garden gives off street parking for three cars and leads to the single garage.

Lingdale Drive, Hartlepool, TS25 2AJ

4 Bed - House - Semi-Detached

£230,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Lingdale Drive, Hartlepool, TS25 2AJ



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

15'9 x 12'1 (4.80m x 3.68m)

uPVC double glazed window to front, living flame 'coal' effect fire with surround, radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

18'10 x 18'8 (5.74m x 5.69m)

Fitted with a range of cream wall, base and drawer units with 'woodblock' worktops and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob, with extractor and fan assisted oven, space for fridge/freezer, door into the utility; uPVC double glazed French doors opening onto the rear garden.

UTILITY

Base and wall units, plumbing for washing machine. uPVC double glazed window to rear, uPVC double glazed window opening onto the rear garden.

DOWNSTAIRS TOILET

White low level WC and wash hand basin.

FIRST FLOOR

BEDROOM (front)

10'9 x 8'9 (3.28m x 2.67m)

uPVC double glazed window, radiator.

WALK-IN WARDROBE

6'2 x 5'7 (1.88m x 1.70m)

Sliding mirrored wardrobes, door into the en suite.

EN SUITE SHOWER ROOM/WC

White and chrome suite with double shower, low level WC, wash hand basin with vanity storage; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window to rear.

BEDROOM (front)

12'9 x 11'9 (3.89m x 3.58m)

uPVC double glazed window to front, radiator.

BEDROOM (rear)

11'7 x 9'10 (3.53m x 3.00m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

BEDROOM (front)

9' x 6'11 (2.74m x 2.11m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

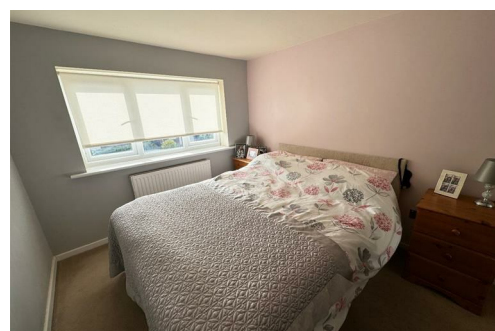
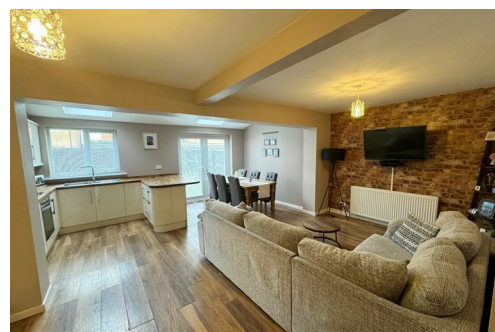
Fitted with a white and chrome suite comprising: panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, co-ordinated tiled walls, heated towel rail, uPVC double glazed window.

EXTERNALLY

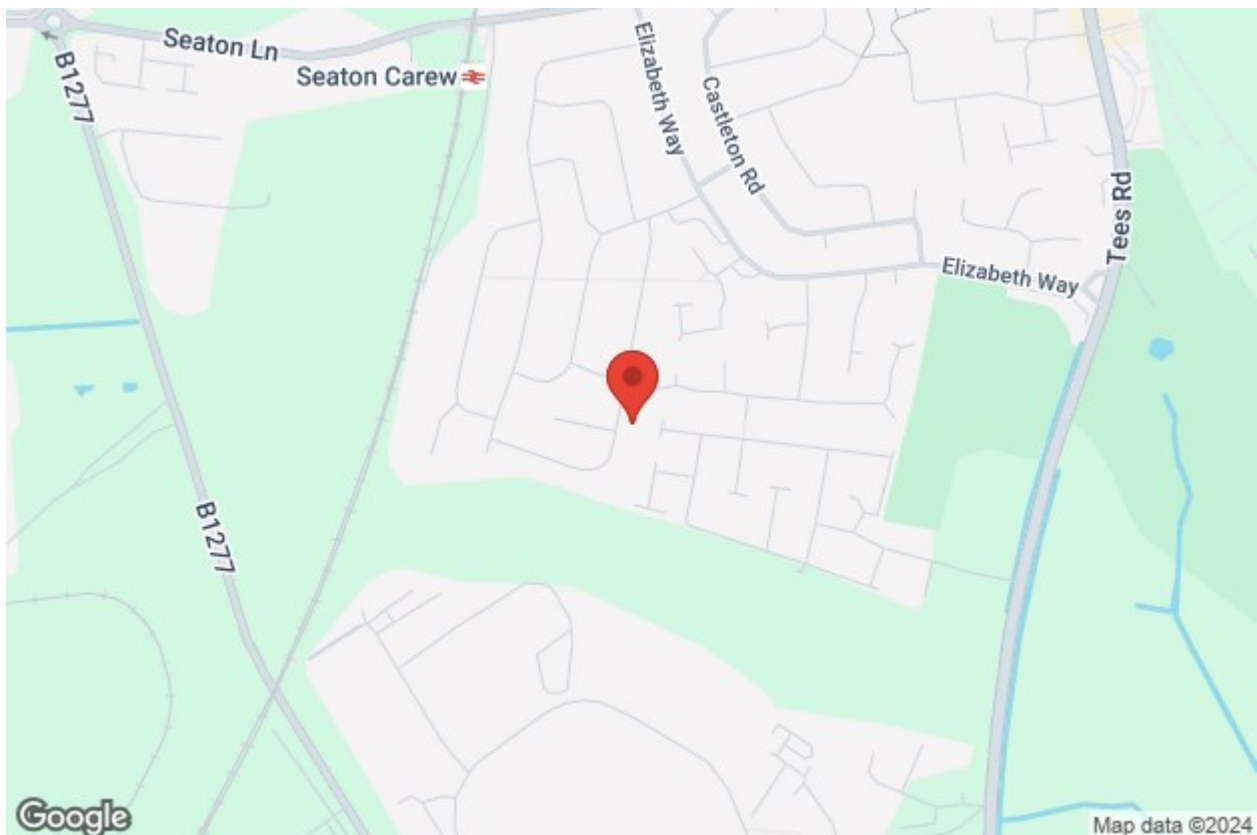
The front and rear of the property are landscaped gardens. The enclosed rear garden is laid to lawn, with a sunny paved patio area. The concrete imprinted front garden gives off street parking for three cars and leads to the SINGLE GARAGE.

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.

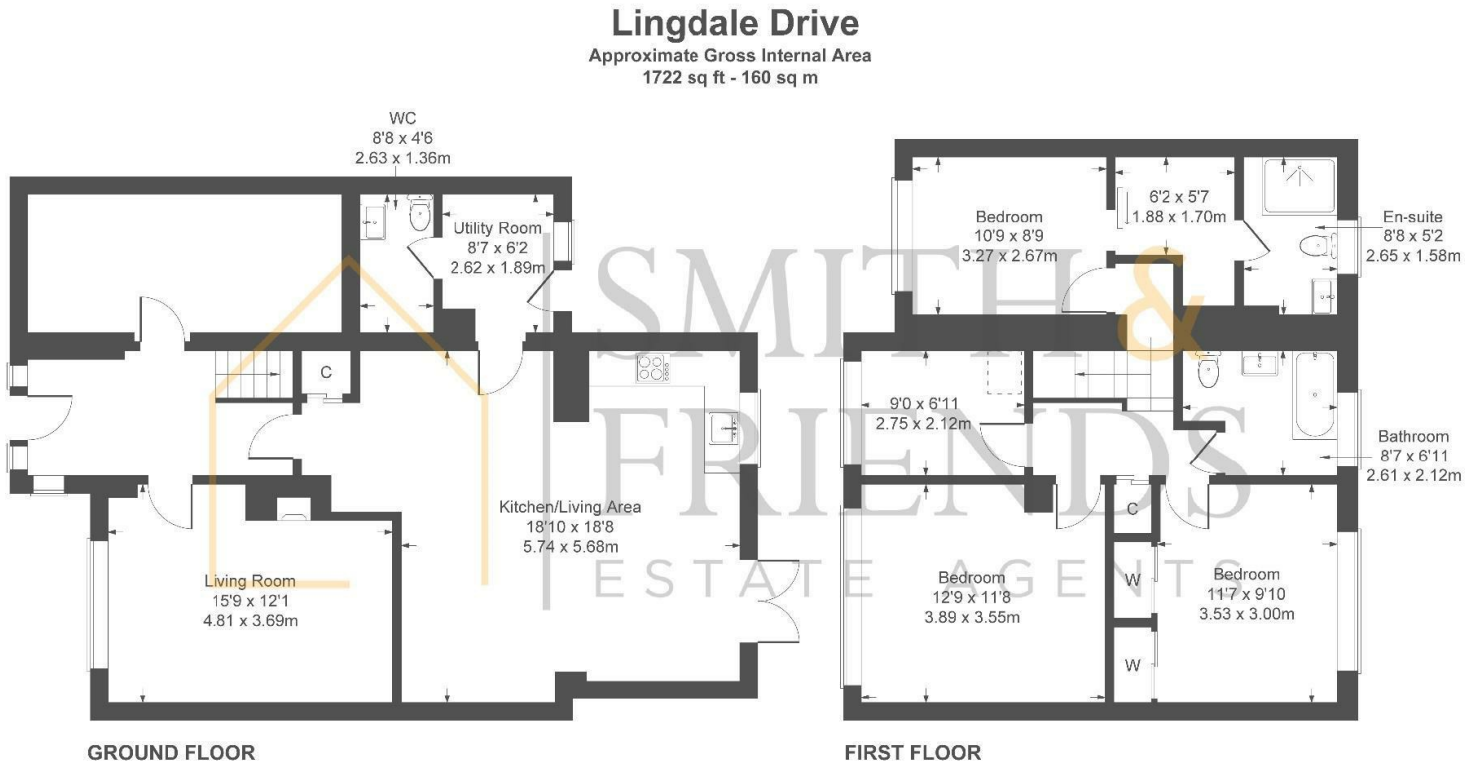


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Not to Scale. Produced by The Plan Portal 2024
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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

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